

# MEMORANDUM

Agenda Item No. 5(M)

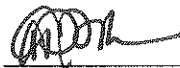
**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners


**DATE:** December 16, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution approving amendment to Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area Plan; approving terms of and authorizing execution by County Mayor of Third Amendment between Miami-Dade County, City of Miami Beach, and Miami Beach Redevelopment Agency to Interlocal Cooperation Agreement and amended and restated Interlocal Cooperation Agreement between Miami-Dade County and City of Miami Beach regarding Convention Development Tax, subject to satisfaction of certain conditions

The accompanying resolution was prepared by the Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.



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R. A. Cuevas, Jr.   
County Attorney

RAC/cp

**Date:** December 16, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** City of Miami Beach Agreements and City Center Community Redevelopment Agency  
Plan Amendment

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## Recommendation

It is recommended that the Board approve the accompanying resolution, which accomplishes the following:

- Approves an amendment to the Redevelopment Plan for the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area (City Center Agency) that extends the life of the City Center Agency to March 31, 2044;
- Approves the Third Amendment to the Interlocal Cooperation Agreement between the County, the City of Miami Beach (City), and the City Center Agency to, among other things, pay for debt issuances, and certain operating expenses;
- Approves an Amended and Restated Interlocal Cooperation Agreement between Miami-Dade County and the City regarding Convention Development Tax (CDT) and payments associated with the South Pointe area;
- Authorizes the County Mayor to execute all agreements, subject to satisfaction of certain conditions; and
- Authorizes the issuance of tax increment revenue bonds in one or more series by the City Centre Agency in an amount not to exceed \$430,000,000 for purposes of refunding current outstanding debt, funding eligible community redevelopment project costs, including the Miami Beach Convention Center (Convention Center) renovation, and any reserves and costs of issuance.

## Scope

The projects and activities funded by this agreement are in District 5, which is represented by Commissioner Bruno A. Barreiro. However, payment of tax increment financing revenues to municipal community redevelopment agencies is made from the Countywide General Fund and the Convention Center is a regional asset. Therefore this item has countywide impact.

## Fiscal Impact/Funding Source

The recommended actions of the Board would increase County funding from CDT, as well as incremental tax financing revenues, to the City Center Agency from the Countywide General Fund. Total payments made from the Countywide General Fund associated with the South Pointe area would not change. The adjustments are further detailed in the Background Section of this cover memorandum.

In summary, based on current assumptions regarding property tax roll growth, debt issuance costs, the construction of a Convention Center headquarters hotel, eligible project costs, and City Center Agency operational costs, an additional \$754.5 million of tax increment financing revenue through FY 2043-44 and up to \$154 million of CDT will be paid from the County to the City through 2048. Those estimates are \$220 million less than originally proffered by the City when negotiations began. The Convention Center renovation is estimated at \$591 million. The County will provide approximately \$121 million through the City Center Agency and \$53.6 million in Building Better Communities General Obligation Bond proceeds, comprising approximately 30 percent of the total project cost.

**Track Record/Monitor**

These agreements will be monitored by the Office of Management and Budget. Jorge M. Fernandez, Director of Community Redevelopment, monitors the City Center Agency and Anita Gibboney, Capital Coordinator, monitors the County's CDT.

**Background**

Earlier this year, the City approached my administration with a proposal to extend the life of City Center Agency to support the planned renovations to the Convention Center. The Convention Center is to be renovated and upgraded to "Class A" standards in a manner that best meets the needs of the target market. In general, the renovation is to include all exhibit, meeting rooms, pre-function and support spaces such as loading docks, kitchens, bathrooms, systems, and exterior areas. In addition, the Convention Center is to be expanded to accommodate a new ballroom, junior ballroom and meeting space. The project includes approximately 900 on-site parking spaces, as well as improvements to the immediate surrounding area. The exterior improvements include a new Convention Center Park and the restoration of the historic Carl Fisher Clubhouse. The economic impact of the project is estimated to be approximately \$2.5 billion over 30 years. This includes over \$600 million in public construction spending, \$32 million annual incremental impact from events, and \$4 million in annual incremental restaurant and retail spending. The direct, indirect, and induced jobs supported by the Convention Center construction spending is estimated at 5,000 total new jobs. Once completed, 1,600 full-time direct, indirect and induced jobs will be supported by the ongoing spending of convention district guests.

As the Board is aware, the Building Better Communities General Obligation Bond Program included \$55 million to support the Convention Center. However, to fully fund the necessary improvements described above, the City proposed additional support for the Convention Center and other projects in the area covered by the City Center Agency, as well as an increase to the annual \$4.5 million subsidy from CDT for Convention Center operations and maintenance. As detailed in Attachment 1, the City is proceeding with \$627.4 million in projects, including \$591 million in improvements to the Convention Center and \$36 million of other complementary projects in the City Center. The County will provide approximately \$121 million through the portion of the \$247 million City Center Agency contribution generated by the County's incremental revenue and \$53.6 million in Building Better Communities General Obligation Bond proceeds, comprising 30 percent of the total project cost.

During the FY 2014-15 Proposed Budget development process, I tasked my staff with isolating costs that were outside of the core County functions. A payment required through a prior agreement with the City related to projects in the South Pointe area was identified. This agreement required that payments to the City continue to be made subsequent to the sunset of the South Pointe Community Redevelopment Agency in 2005. As of the end of FY 2013-14, the remaining payments based on projected property tax roll growth were estimated to total \$85.1 million through FY 2020-21. These payments were structured in such a way that earlier years required higher payments, with the obligation tapering off through the end of the payment schedule. In order to help mitigate a portion of the budget gap, I approached the City leadership and requested the payment for FY 2014-15 be forgiven.

Negotiations regarding the City's requests related to the Convention Center and County's request related to the South Pointe area payment ensued. Other mutually beneficial issues were raised, including the City's need for funding for sea level rise mitigation, continued funding of beach maintenance, operations of local bus and trolley routes, and the construction of a transit corridor linking downtown Miami to the Convention Center. After several meetings, a Memorandum of Intent (MOI) was drafted. This MOI lays out proposals that my counterpart at the City, Mayor Philip Levine, and I agreed to present to our respective Boards. The MOI outlines:

- An amendment to the interlocal agreement between the City and the County governing the payments related to the South Pointe Area projects and Resort Tax and CDT projects to change the payment schedule to be more in line with available revenues and release the limitations regarding the use of accumulated revenues by the City to allow for investment in sea level rise mitigation projects, as well as other City needs;

- An amendment to the interlocal agreement between the City and the County governing the payment of CDT to support the Convention Center to allow for additional funding to be provided in the event a Convention Center hotel is constructed. These payments will be subordinate to existing CDT funding obligations;
- An amendment to the interlocal agreement between the City and the County governing the payment of a new CDT subsidy to support on-going operating and maintenance support for the Convention Center once the City Center Agency expires or when sufficient excess funds are available from CDT, whichever occurs earlier;
- An extension of the County's (and other taxing authorities') obligation to appropriate funds to the City Center Agency through FY 2043-44, to support an investment in the Convention Center renovation and the required issuance of debt; use of tax increment revenue to support on-going operating and maintenance support for the Convention Center for the life of the City Center Agency; and a return of a portion of the excess incremental revenue to the County;
- Future discussions regarding the potential transfer of the responsibility for maintenance of city beaches from the County to the City in exchange for the transfer of the provision of local bus circulator services from the County to the City and approval to operate trolleys;
- Potential discussions regarding future support for a transit connection between Miami Beach and downtown Miami (although the MOI referenced the ability to utilize available CDT for operating and maintenance costs of the connection, that is not currently an eligible use of CDT and instead future discussions would analyze the opportunity to utilize available CDT for acquisition and construction, which are legally allowable uses of CDT per statute).

Mayor Philip Levine presented this MOI to the City Commission at a special meeting held on June 27, 2014 and earned the support of the City Commission for these elements when implemented together. The FY 2014-15 Adopted Budget included the revised payments to the City pursuant to this MOI. The savings negotiated for FY 2014-15 has been used in its entirety to fund sworn positions originally slated to be eliminated in the Miami-Dade Police Department. This revised payment schedule was used in calculating the Five-Year Forecast included in the Proposed Budget, which shows a balanced forecast for the five-year period for the first time in a decade.

Attachment 1 illustrates the impact to the various cash flows between the City and the County. The negotiated modifications have a positive impact on the County's budget in this fiscal year and next. In FY 2014-15, this allowed the County to preserve roughly half of the more than 400 police officers identified for reduction. While the balance of these payments were moved into future years, the total payments remain the same and these payments have been included in our Five-Year Forecast and will not require additional layoffs or tax rate increases in the future. Outside of this five year window, our negotiations yielded substantial benefit from what had originally been proffered by the City. Furthermore, the elements of this intent document include further discussions regarding issues that could be mutually beneficial to the City and the County in the future.

The resolution before the Board approves: 1) an amendment to the City Center Agency Redevelopment Plan to extend the life of the City Center Agency through FY 2043-44, 2) a Third Amendment to the Interlocal Cooperation Agreement between the County, City and the City Center Agency, and 3) an amended and restated CDT Interlocal Cooperation Agreement between the County and City regarding the CDT and the South Pointe area payments. Additionally, this resolution authorizes the issuance of up to \$430 million by the City Center Agency to fund eligible projects including the Convention Center renovation.

The following is a breakdown on the specifics of each agreement:

***Third Amendment to the City Center Agency Interlocal Agreement***

- Requires County approval of the annual budget, however the City will still have the ability to expend funds prior to County approval;
- Allows for the Commissioner of District 5 to sit as a City Center Agency board member;
- Allows the refinancing of existing debt of approximately \$60 million;



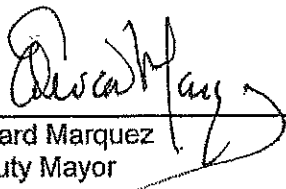
- Allows for the issuance of new bonds of approximately \$350 million to fund \$275 million in Convention Center renovations and \$36 million in ancillary projects;
- Provides yearly Convention Center operating and maintenance funding of \$1 million starting in FY 2017-18, escalating by \$750,000 each year until reaching \$4 million then adjusted by the Consumer Price Index;
- Exempts the Children's Trust once the prior debt has been refinanced, as the Children's Trust was previously required to pay into the Trust Fund;
- Limits the operating expenses to administration, community policing and capital project maintenance as specified in FY 2013-14 budget, as these expenses will escalate by the Consumer Price Index in future years;
- Establishes that, from FY 2014-15 through FY 2021-22, any funding not used for debt service and operating expenses will go into a fund to be used for shortfalls and eventually prepayment of debt;
- Establishes that, from FY 2022-23 until FY 2043-44, the County will receive a refund of City Center Agency operating expenses based on its proportion of revenues contributed to the Trust Fund; and
- Any remaining funding will be used to retire debt early.

***Convention Development Tax Amended and Restated Agreement***

- The payments for the South Pointe Area will be completely deferred in FY 2014-15 and partially deferred FY 2015-16 and FY 2016-17. Future payments will include the deferred amounts and payments made based on calculations in the current agreement. The restrictions on the City's use of the funds has been deleted, therefore the City will be permitted to use the funding for sea level rise mitigation or other projects in the City;
- Assumes additional Convention Center operations and maintenance subsidy beginning in 2026 or once the City Center Agency sunsets or there is sufficient revenue to provide the payment before it sunsets;
- Includes \$1.5 million per year if a convention center hotel consisting of 800 rooms is built; and
- Extends the life of the agreement until 2048, which coincides with the last debt service payment being made on current debt.

A separate ordinance approved on first reading at the October 21, 2014 Board meeting (Legistar 142262) will allow the County to continue contributing to the City Center Agency Trust Fund through FY 2043-44.

In the coming months, staff of both the County and the City will be discussing the potential for transferring responsibility for funding beach maintenance from the County to the City, as well as opportunities for the City to operate local bus and trolley service with connections to County routes to the mainland. As agreements are reached regarding these – and potentially other mutually beneficial partnerships between the parties – appropriate action items will be presented to the Board for your consideration.



Edward Marquez  
Deputy Mayor

Attachment 1 – Convention Center and Capital Improvements  
Attachment 2 – Comparative Cash Flows

Exhibit A – MBRDA Redevelopment Plan Amendment  
Exhibit B – Third Amendment to the MBRDA Interlocal Agreement  
Exhibit C – CDT Agreement Amendment and Restatement  
Exhibit D – Agency Projects  
Exhibit E - City and MBRDA Resolutions

# Convention Center and RDA Capital Improvements

- \$627.4 million in Projects
  - \$591 million Convention Center and Parking
  - \$36 million Other RDA Improvements
- Four Sources of Funds
  - County GO
  - 1% Resort Tax
  - RDA Tax Increment Revenues
  - Parking Revenues

<b>Convention Center Funding Plan</b>	
<i>amounts in millions</i>	
County G.O.	\$53.6
1% Resort Tax	204.5
Parking Bond Proceeds (1,040 CC Spaces)	59.0
RDA	274.3
<b>Total Convention Center Projects</b>	<b>\$591.4</b>
Plus Additional RDA Projects	\$36.0
<b>Total RDA with Additional Projects</b>	<b>\$310.30</b>
<b>Total Funding Sources</b>	<b>\$627.4</b>
<b>Costs</b>	
<i>amounts in millions</i>	
Convention Center	\$466.0
Park and Surrounding Greenspace	66.4
Center Parking (1,040 CC Spaces)	59.0
<b>Total Convention Center Costs</b>	<b>\$591.4</b>
Plus Additional RDA Projects	36.0
<b>Total Convention and RDA Costs</b>	<b>\$ 627.4</b>

**ATTACHMENT 2**

Estimates for illustrative purposes only

Fiscal Year	Current Agreements		Requested from City		Negotiated MOI		Return to County	Total	County Benefit
	South Point*	City Center	City Center	CDT**	City Center	CDT**			
2014 - 2015	(18,000,000)	(17,097,176)	(35,097,176)		(17,097,176)			(17,097,176)	18,000,000
2015 - 2016	(18,500,000)	(17,740,998)	(36,240,998)		(17,740,998)			(22,365,998)	13,875,000
2016 - 2017	(9,000,000)	(18,407,353)	(27,407,353)		(18,407,353)			(27,407,353)	
2017 - 2018	(9,400,000)	(19,097,030)	(28,497,030)	(1,000,000)	(19,097,030)			(35,247,030)	(5,750,000)
2018 - 2019	(9,700,000)	(19,810,846)	(29,510,846)	(1,750,000)	(19,810,846)			(36,385,846)	(5,125,000)
2019 - 2020	(10,100,000)	(20,349,646)	(30,449,646)	(4,000,000)	(20,349,646)			(32,149,646)	2,500,000
2020 - 2021	(10,400,000)	(21,314,304)	(31,714,304)	(4,750,000)	(21,314,304)			(42,214,304)	(5,750,000)
2021 - 2022		(22,105,725)	(22,105,725)	(5,500,000)	(22,105,725)			(32,855,725)	(5,250,000)
2022 - 2023		(22,924,845)	(22,924,845)	(5,500,000)	(22,924,845)			(4,600,000)	4,000,000
2023 - 2024		(23,772,635)	(23,772,635)	(5,500,000)	(23,772,635)		6,507,627	(18,765,008)	10,507,627
2024 - 2025		(24,650,097)	(24,650,097)	(5,500,000)	(24,650,097)		6,702,856	(19,447,241)	10,702,856
2025 - 2026		(25,558,271)	(25,558,271)	(5,660,000)	(25,558,271)		6,908,942	(20,154,329)	11,068,942
2026 - 2027		(26,498,231)	(26,498,231)	(5,826,400)	(26,498,231)		7,111,050	(25,047,171)	7,277,460
2027 - 2028		(27,471,089)	(27,471,089)	(5,999,456)	(27,471,089)		7,324,392	(25,978,097)	7,497,448
2028 - 2029		(28,447,997)	(28,447,997)	(6,179,434)	(28,447,997)		7,544,124	(26,903,329)	7,724,102
2029 - 2030		(29,520,147)	(29,520,147)	(6,366,512)	(29,520,147)		7,770,447	(27,979,134)	7,957,625
2030 - 2031		(30,598,772)	(30,598,772)	(6,561,276)	(30,598,772)		8,003,561	(28,961,823)	8,198,225
2031 - 2032		(31,715,150)	(31,715,150)	(6,768,727)	(31,715,150)		8,243,668	(30,092,758)	8,445,119
2032 - 2033		(32,870,600)	(32,870,600)	(6,974,276)	(32,870,600)		8,495,707	(31,143,349)	8,701,527
2033 - 2034		(34,066,491)	(34,066,491)	(7,193,247)	(34,066,491)		8,745,707	(32,295,060)	8,964,678
2034 - 2035		(35,304,289)	(35,304,289)	(7,420,977)	(35,304,289)		9,008,078	(33,489,408)	9,235,808
2035 - 2036		(36,585,307)	(36,585,307)	(7,657,816)	(36,585,307)		9,278,321	(34,727,953)	9,515,160
2036 - 2037		(37,911,213)	(37,911,213)	(7,904,129)	(37,911,213)		9,556,670	(36,012,359)	9,802,983
2037 - 2038		(39,283,526)	(39,283,526)	(8,160,294)	(39,283,526)		9,843,370	(37,344,283)	10,099,535
2038 - 2039		(40,703,869)	(40,703,869)	(8,426,706)	(40,703,869)		10,138,671	(38,725,492)	10,405,083
2039 - 2040		(42,173,925)	(42,173,925)	(8,703,774)	(42,173,925)		10,442,832	(40,157,799)	10,719,900
2040 - 2041		(43,695,432)	(43,695,432)	(9,091,925)	(43,695,432)		10,756,115	(41,643,090)	11,044,267
2041 - 2042		(45,270,193)	(45,270,193)	(9,291,502)	(45,270,193)		11,078,800	(43,183,318)	11,378,477
2042 - 2043		(46,900,069)	(46,900,069)	(9,603,266)	(46,900,069)		11,411,164	(44,789,507)	11,732,828
2043 - 2044		(48,586,992)	(48,586,992)	(10,264,493)	(48,586,992)		11,753,499	(46,436,799)	12,077,630
2044 - 2045				(10,615,072)				(9,927,397)	337,096
2045 - 2046				(10,979,675)				(10,264,493)	350,579
2046 - 2047				(11,359,862)				(10,615,072)	364,603
2047 - 2048				(1,183,108,975)				(10,979,675)	379,187
		(85,100,000)	(241,223,078)	(1,183,108,975)	(1,183,108,975)		186,615,883	(963,228,599)	219,830,376

NOTES:

\* based on estimated property tax roll growth

\*\* includes both increased subsidy for operations and maintenance, as well as incentive payments for construction of Convention Center Hotel



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** December 16, 2014

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(M)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(M)

Veto \_\_\_\_\_

12-16-14

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING AMENDMENT TO MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN; APPROVING THIRD AMENDMENT BETWEEN MIAMI-DADE COUNTY, CITY OF MIAMI BEACH, AND MIAMI BEACH REDEVELOPMENT AGENCY TO INTERLOCAL COOPERATION AGREEMENT DATED NOVEMBER 16, 1993 AND AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN MIAMI-DADE COUNTY AND CITY OF MIAMI BEACH REGARDING CONVENTION DEVELOPMENT TAX, AND AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SUCH AGREEMENTS SUBJECT TO SATISFACTION OF CERTAIN CONDITIONS; WAIVING REQUIREMENTS OF SECTION 3 OF RESOLUTION NO. R-871-11 RELATING TO THE BOARD OF COUNTY COMMISSIONERS' PRIOR APPROVAL OF THE REDEVELOPMENT AGENCY'S BUDGET; AUTHORIZING ISSUANCE OF TAX INCREMENT REVENUE BONDS IN ONE OR MORE SERIES IN AN AMOUNT NOT TO EXCEED \$430,000,000.00 FOR PURPOSES OF REFUNDING OUTSTANDING TAX INCREMENT REVENUE BONDS TAXABLE SERIES 1998A, TAXABLE SERIES 2005A, AND SERIES 2005B, FUNDING ELIGIBLE COMMUNITY REDEVELOPMENT PROJECT COSTS AND ANY NECESSARY RESERVES, AND PAYING COSTS OF ISSUANCE, PROVIDED CERTAIN CONDITIONS ARE SATISFIED; AND APPROVING PROJECTS FOR FINANCING FROM PROCEEDS OF TAX INCREMENT REVENUE BONDS

**WHEREAS**, the Legislature of the State of Florida enacted the Community Redevelopment Act of 1969, which is presently codified in Part III of Chapter 163, Florida Statutes (the "Act"); and

**WHEREAS**, pursuant to the Act, a redevelopment plan must be adopted by the governing body to initiate redevelopment activities within the redevelopment area; and

**WHEREAS**, all powers arising through the Act are conferred upon counties with home rule charters; and

**WHEREAS**, on January 26, 1993, the Board of Miami-Dade County Commissioners (the "Board") adopted Resolution No. R-14-93, which among other things (i) found the area in the City of Miami Beach (the "City") bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane (the "Redevelopment Area") to be a "blighted area" within the meaning of Part III of Chapter 163, Florida Statutes, and (ii) delegated to the City of Miami Beach, pursuant to Section 163.410, Florida Statutes, the power to (a) make findings and determine the Redevelopment Area to be a slum and/or blighted area, (b) make findings of necessity as to the rehabilitation, conservation, and/or redevelopment of the Redevelopment Area, (c) create a community redevelopment agency and delegate powers to the agency, or declare itself as the agency with the power to exercise such powers assigned to the agency, and (d) initiate, prepare and adopt a plan of redevelopment and any amendments thereto, subject to the review and approval of the Board; and

**WHEREAS**, on February 3, 1993, the City adopted Resolution No. 93-20709 which established a community redevelopment agency (the "Miami Beach Redevelopment Agency" or the "Agency"), and declared the members of the City of Miami Beach Commission as the members of the Agency; and

**WHEREAS**, on March 30, 1993, the Board adopted Resolution No. R-317-93, which among other things (i) adopted the Agency's City Center/Historic Convention Village Redevelopment and Revitalization Area plan (the "Plan"), for the redevelopment and revitalization of the Redevelopment Area, and (ii) approved the Interlocal Cooperation Agreement, between Miami-Dade County (the "County") and the City, dated and executed on November 16, 1993 (the "CRA Interlocal Agreement"); and

**WHEREAS**, on April 27, 1993, the Board enacted Ordinance No. 93-28, which created a City Center/Historic Convention Village Redevelopment and Revitalization Trust Fund (the "Trust Fund"), and provided a funding mechanism for implementing the Plan; and

**WHEREAS**, on June 20, 1996, the Board adopted Resolution No. R-730-96, which approved the Interlocal Cooperation Agreement with the City pertaining to the use of convention development tax ("CDT") revenues (the "CDT Interlocal"); and

**WHEREAS**, on April 26, 2001, the Board adopted Resolution No. R-453-01, which approved Amendment One to the CDT Interlocal, to provide for different allocations of convention development tax revenues to the City in the event that either an agreement is reached with the Florida Marlins with respect to a baseball stadium, or no such agreement is reached; and

**WHEREAS**, on September 9, 2003, the Board adopted Resolution No. R-889-03, which approved a First Amendment to the CRA Interlocal Agreement ("First Amendment to CRA Interlocal"), whereby the Board delegated to the City the power to implement community policing innovations within the Redevelopment Area; and

**WHEREAS**, on March 16, 2004, the Board adopted Resolution No. R-375-04, which approved a Second Amendment to the CDT Interlocal to address certain issues regarding the CDT revenues; and

**WHEREAS**, on July 27, 2004, the Board adopted Resolution No. R-958-04, which approved a Second Amendment to the CRA Interlocal Agreement, whereby (i) the County, City, and Agency agreed that the Agency would remit one and one-half percent (1.5%) of the tax increment revenue paid to the Agency for said fiscal year to the County to defray administrative costs for oversight and processing Agency related items, after debt service and all other obligations related to the bonds or future indebtedness issued by the Agency and approved by the County was satisfied for the fiscal year, and (ii) the County approved the Agency's issuance of

refunding bonds in an amount not to exceed a principal amount of \$101,090,000.00, to refinance all or a portion of the outstanding principal amount of bonds issued with respect to the Redevelopment Area; and

**WHEREAS**, the City and Agency have prepared an amendment to the Plan, which is in substantially the form attached to and incorporated by reference in this resolution as Exhibit A, to address the slum and blight conditions within the Redevelopment Area boundaries (the "Plan Amendment"); and

**WHEREAS**, the Plan Amendment (1) modifies the scope of the Miami Beach Convention Center project (the "Convention Center Project") to include all necessary renovations to and expansion of the Convention Center; (2) incorporates the financing of, including the funding of operating and maintenance costs of, the Convention Center Project; and (3) extends the time certain for completing all redevelopment projects financed by increment revenues to a date no later than March 31, 2044; and

**WHEREAS**, the City and the Agency have adopted Resolution Nos. 2014-28835 and 607-2014, respectively, which (i) approve the Plan Amendment, and (ii) pursuant to Section 163.361(1), Florida Statutes, recommend the Board approve the Plan Amendment; and

**WHEREAS**, the City and the Agency have adopted Resolution Nos. 2014-28835 and 607-2014, respectively, which (i) approve a Third Amendment to the CRA Interlocal Agreement (the "Third Amendment"), which is in substantially the form attached to and incorporated by reference in this resolution as Exhibit B; and

**WHEREAS**, the Third Amendment provides the structure to finance or refinance (i) the redevelopment activities to be undertaken pursuant to the Plan Amendment, and (ii) includes certain ancillary capital projects previously approved in the Plan (the "Other Projects"); and



**WHEREAS**, the City and the Agency request that this Board approve the Third Amendment; and

**WHEREAS**, the City has adopted Resolution No. 2014-28836, which approves an Amended and Restated CDT Interlocal (the "Amended and Restated CDT Interlocal"), which is in substantially the form attached to and incorporated by reference in this resolution as Exhibit C; and

**WHEREAS**, the Agency intends to incur debt in an amount not to exceed \$430,000,000.00, secured by tax increment revenues of the Agency, and maturing not later than March 31, 2044, in one or more series, without regard to years of issuance (the "2015 Bonds"), to fund a portion of the design, development and construction of the Convention Center Project and Other Projects (collectively the "Agency Projects") as set forth and incorporated by reference in this resolution as Exhibit D; and

**WHEREAS**, the City intends to delegate the authority to the Agency to issue and sell bonds with respect to the 2015 Bonds in an amount not to exceed \$430,000,000.00 secured solely by a pledge of legally available tax increment revenues of the Agency for the purposes of refunding the outstanding Tax Increment Revenue Bonds, Taxable Series 1998A, Taxable Series 2005A and Series 2005B (collectively, the "Outstanding Bonds") and funding the Agency Projects; and

**WHEREAS**, it is necessary and desirable and in the best interests of the citizens of the County and in particular, the Redevelopment Area, that this Board approves the issuance by the Agency from time to time, of its 2015 Bonds, in one or more series, pursuant to the Third Amendment and the provisions of Part III of Chapter 163, Florida Statutes, Chapter 125, Florida Statutes, and other applicable provisions of law,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitations are incorporated in the body of this resolution by reference.

**Section 2.** The Plan Amendment is approved, subject to the: (a) further approval by the City and the Agency of all revisions made by this Board to the Plan Amendment (the "Final Approval of Plan Amendment"); (b) prior approval and execution of the Third Amendment by the City and the Agency; and (c) execution and delivery of the Amended and Restated CDT Interlocal by the County and the City.

**Section 3.** The Third Amendment is approved, subject to the: (a) Final Approval of the Plan Amendment; (b) prior approval and execution of the Third Amendment by the City and the Agency; (c) execution and delivery of the Amended and Restated CDT Interlocal by the County and the City; (d) approval of the amendment to Ordinance No. 93-28 by the Board relating to the County's obligation to fund the Trust Fund through 2044; and (e) approval of the County Attorney's Office (clauses (a) through (e) are collectively the "Third Amendment Conditions Precedent"). The County Mayor or the County Mayor's designee is authorized to execute the Third Amendment on behalf of Miami-Dade County, upon satisfaction of all of the Third Amendment Conditions Precedent, with such execution to be conclusive evidence of all such approvals.

**Section 4.** The Board waives Section 3 of Resolution No. R-871-11 that requires the County Mayor or the County Mayor's designee to negotiate with said Agency, and if applicable, a municipality or other taxing authority to include a provision in the Third Amendment that requires the Agency to submit timely budgets for approval by this Board prior to the Agency

borrowing money, advancing funds or incurring indebtedness proposed to be repaid from or secured by the Agency's tax increment financing funds.

**Section 5.** The Amended and Restated CDT Interlocal is approved, subject to the: (a) Final Approval of the Plan Amendment; (b) prior approval and execution of the Third Amendment by the City and the Agency; (c) prior approval and execution of the Amended and Restated CDT Interlocal by the City; (d) approval of the amendment to Ordinance No. 93-28 by the Board relating to the County's obligation to fund the Trust Fund through 2044; and (e) approval of the County Attorney's Office (clauses (a) through (e) are collectively the "CDT Interlocal Conditions Precedent"). The County Mayor or the County Mayor's designee is authorized to execute the Amended and Restated CDT Interlocal on behalf of Miami-Dade County, upon satisfaction of all of the CDT Interlocal Conditions Precedent, with such execution to be conclusive evidence of all such approvals.

**Section 6.** Pursuant to the Third Amendment, and subject to the Final Approval of the Plan Amendment and the execution and delivery of the Amended and Restated CDT Interlocal by the County and the City, the issuance by the Agency from time to time, of its 2015 Bonds, in one or more series, is approved, provided, however, in no event shall: (i) the principal amount exceed \$430,000,000; (ii) the maturity be later than March 31, 2044; (iii) the 2015 Bonds be issued as capital appreciation bonds or any other similar bond structure that does not provide for optional and/or mandatory redemption and/or amortization, unless approved by the County Mayor after consultation with the County's financial advisor; and (iv) the 2015 Bonds be deemed to constitute, a debt, liability, or obligation of the County, the State, or any political subdivision of each (other than the Agency or the City, if applicable), or a pledge of the faith and credit of the County, the State of Florida, or any other political subdivision, and be payable from any funds other than legally available tax increment revenues of the Agency or other revenues

provided by the City, as specifically pledged for the 2015 Bonds. The 2015 Bonds shall be issued for the purpose of refunding the Outstanding Bonds and financing the Agency Projects, funding any necessary reserves and paying the costs of issuing the 2015 Bonds. The County shall not rescind its obligation to make annual appropriations to the Trust Fund in accordance with the Interlocal Agreement and to continue to make such appropriations until the date the 2015 Bonds are no longer outstanding.

**Section 7.** The Agency Projects set forth in Exhibit D to this resolution are approved for financing from the proceeds of the 2015 Bonds and any other available sources of the Agency or the City, if any.

**Section 8.** If any one or more provisions of this resolution should be contrary to law or invalid or ineffective for any reason, such provision shall be deemed severable from, and shall not affect the validity of, the remaining provisions of this resolution.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Bruno A. Barreiro  
Daniella Levine Cava  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

Esteban L. Bovo, Jr.  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

The Chairwoman thereupon declared the resolution duly passed and adopted this 16<sup>th</sup> day of December, 2014. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

dsb

David Stephen Hope

**EXHIBIT A**

**MIAMI BEACH COMMUNITY REDEVELOPMENT AREA  
REDEVELOPMENT PLAN AMENDMENT**

## EXHIBIT A

~~It is anticipated that tax increment revenues will initially be generated slowly. As public improvements spur additional private investment, increments will grow, allowing bonds to be issued in an amount necessary to fund the \$65.6581 million program share outlined above. To raise the \$65.6581 million in bonds will require a commitment of approximately \$6.6 25 million annually in tax increments until the earlier of March 31, 2044, or the date Agency Indebtedness is no longer outstanding, over a 30-year period. The Agency will prepare and adopt a resolution authorizing the issuance of bonds and defining their terms. Such a resolution must be adopted prior to the sale of the bonds. The bonds shall be marketed in accordance with statutory requirements.~~

The Agency may issue Redevelopment Revenue Bonds for the following purposes:

- a. To pay for site improvements, project improvements and supporting facilities constructed at the Agency's expense and to pay for all other expenditures made by the Agency for or in connection with the project.
- b. With the consent of the applicable governing body, to pay all or part of the value of land and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the project area to the extent that such buildings, facilities, structures, or other improvements are of benefit to the project area.
- c. Reimbursement to the City of Miami Beach for monies expended or advanced.
- d. For any other purposes permitted by law and authorized by the Agency.

Any bond, note or other form of indebtedness pledging increment revenue shall mature no later than the maximum period allowed by applicable law.

### 402. Duration of Projects

~~The redevelopment activities contemplated by this plan are extended until the earlier of March 31, 2044, or the date agency indebtedness is no longer outstanding. are scheduled for completion thirty (30) years from the date of adoption of this Plan by the City Commission of the City of Miami Beach or such later date as permitted by applicable law.~~

# EXHIBIT A

## 17th Street Study Proposed Redevelopment Plan

CITY OF MIAMI BEACH, FLORIDA

### Convention Center Renovation and Expansion Project (the "Project")

#### Existing Use: Convention Center and related uses

#### Proposed Use: Convention Center and related uses

The renovation and expansion of the Convention Center is a key project to continue to attract additional visitors and economic activity to the City Center Historic Convention Village Redevelopment and Revitalization Area (the City Center RDA). The Project is intended to modernize and upgrade the Convention Center to be more competitive within the convention industries. In addition to the renovation and expansion of the Convention Center facility itself, the Project may also include, but not be limited to, related improvements including without limitation technological upgrades; parking enhancements; construction of additional meeting space and a new ballroom; streetscape and landscaping including construction of a Convention Center park; construction of a Convention Center headquarters hotel; relocation of other facilities within the City Center RDA as determined necessary or desirable by the City in order to maximize the use of the Convention Center and related areas; and operation and maintenance of facilities for a period during and after construction.

#### Zoning:

Section 142-362: CCC Civic and Convention Center District -- Main permitted uses in the CCC civic and convention center District are parking lots, garages, performing arts and cultural facilities; hotel; merchandise mart; commercial or office development; landscape open space; parks. Any use not listed shall only be approved after the City Commission holds a public hearing.

#### Board Review Process:

DRB approval will be required.

#### Funding Options:

Tax Increment (TIF)  
Miami Dade County General Obligation Bonds (GOB)  
City of Miami Beach Resort Tax (Resort Tax)  
Parking Revenue Bonds  
Convention Development Tax (CDT)

#### Anticipated Build Out Process:

The Project is anticipated to utilize a design-build process to minimize time to Project completion. The City and/or RDA will engage a design consultant to prepare a base design concept and specifications. The base design and specifications will then be utilized to proceed through an appropriate procurement process to select a design-build firm/team to continue the process. The design-build team will then finalize construction designs and drawings, permit improvements, and then construct improvements.

Other related area improvements would be designed and constructed/implemented, as required to support the Convention Center.

#### Estimated Project Costs (in Millions):

<u>Convention Center</u>	<u>\$ 466</u>
<u>Park and Surrounding Greenspace</u>	<u>\$ 67</u>
<u>Parking</u>	<u>\$ 59</u>
<u>Total</u>	<u>\$ 592</u>



**EXHIBIT B**

**THIRD AMENDMENT TO THE  
MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY  
INTERLOCAL AGREEMENT**

**THIRD AMENDMENT TO  
THE INTERLOCAL COOPERATION AGREEMENT**

This Third Amendment to the Interlocal Agreement (“Third Amendment”), made this \_\_\_\_\_ day of \_\_\_\_\_, 2014 (“Effective Date”), by and among Miami-Dade County, a political subdivision of the State of Florida (hereinafter referred to as the “County”), the City of Miami Beach, a municipal corporation under the laws of the State of Florida (hereinafter referred to as the “City”), and the Miami Beach Redevelopment Agency, a public agency and body corporate created pursuant to Section 163.356, Florida Statutes (hereinafter referred to as the “Agency”).

WHEREAS, the Miami-Dade County Board of County Commissioners (the “Board”) adopted Resolution No. R-317-93 on March 30, 1993, approving, among other things, the City Center/Historic Convention Village Redevelopment and Revitalization Plan (the “Plan”) and delegated certain powers conferred on the Board by Part III, Chapter 163, Florida Statutes (the “Act”), to implement the Plan to the Mayor and City Commission of the City of Miami Beach (the “City Commission”), all for the project area commonly called “City Center/Historic Convention Village Redevelopment and Revitalization Area” (such Area previously referred to in the Interlocal Agreement described below, as the “Project” and herein referred to as the “Redevelopment Area”); and

WHEREAS, the Board also enacted Ordinance No. 93-28 on April 27, 1993, which among other things, established a trust fund (“Fund” or “Trust Fund”) to fund improvements in the Redevelopment Area; and

WHEREAS, the County and the City also approved and entered into the Interlocal Cooperation Agreement, executed on November 16, 1993 (as amended by the First Amendment

(defined below) and by the Second Amendment (defined below), the "Interlocal Agreement"), by which the County delegated to the City certain redevelopment powers granted by the Act, including but not limited to the creation of the Redevelopment Area and implementation of the Plan; and

WHEREAS, the County and the City adopted Resolution No. R-889-03 and Resolution No. 2003-2537, respectively, approving an amendment to the Plan to incorporate the development and implementation of community policing initiatives; and

WHEREAS, the Board, through Resolution No. R-889-03, and the City Commission, through Resolution No. 2003-25241, also approved an amendment to the Interlocal Agreement ("First Amendment") to delegate to the City the power to implement the community policing initiatives; and

WHEREAS, the Board, through Resolution No. R-958-05, and the City Commission, through Resolution No. 2004-25560, also approved a second amendment to the Interlocal Agreement ("Second Amendment") whereby (i) the County, City, and Agency agreed that the Agency would remit one and one-half percent (1.5%) of the Tax Increment Revenue paid to the Agency for said fiscal year to the County to defray administrative costs for oversight and processing Agency related items, after debt service and all other obligations related to the bonds or future indebtedness issued by the Agency and approved by the County was satisfied for the fiscal year, and (ii) the County approved the Agency's issuance of refunding bonds in an amount not to exceed a principal amount of \$101,090,000.00 to refinance all or a portion of the outstanding principal amount of bonds issued with respect to the Redevelopment Area; and

WHEREAS, the County, City and Agency also desire to amend the Convention Development Tax ("CDT") Interlocal Agreement from 1996, as amended (the "1996 CDT

Interlocal Agreement”) to, among other things, allow for the use of CDT revenues to pay for the operations and maintenance and debt service for the Convention Center Project (as such project is hereinafter defined); and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants recorded herein, the County, the City and the Agency agree as follows:

A. The recitations set forth above are true and correct and adopted as part of this Third Amendment.

B. Paragraph III “City Responsibilities,” subparagraph C, “Project Financing,” sub-subparagraph 3, of the Interlocal Agreement is hereby amended to read as follows:

3. The City shall prepare and submit for County approval at the beginning of each County fiscal year the Project budget in a format approved by the County. The Board waives Section 3 of County Resolution No. R-871-11 requiring the Agency to submit timely budgets for approval by the Board prior to the Agency borrowing money, advancing funds or incurring indebtedness proposed to be repaid from or secured by the Agency’s Tax Increment Revenues.

C. Paragraph III “City Responsibilities”, subparagraph C, “Project Financing,” of the Interlocal Agreement is hereby amended to add the following sub-subparagraphs 6, 7 and 8, respectively:

6. The Board has approved and authorized pursuant to Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_, the issuance by the Agency of bonds pledging Tax Increment Revenue from time to time, in an aggregate principal amount not to exceed \$430 million, and maturing not later than March 31, 2044, in one or more series (without regard to the year(s) of issuance, the “2015 Bonds”), which will provide funds for the following purposes only:

a. the amount necessary to refund the outstanding Tax Increment Revenue Bonds, Taxable Series 1998A, Taxable Series 2005A and Series 2005B (collectively, the “Outstanding Bonds”);

b. approximately \$275 million to fund a portion of the design, development and construction of the Convention Center

project, (which project is currently estimated to cost a total of \$582 million and is more fully described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Convention Center Project");

c. approximately \$36 million for the ancillary Redevelopment Area capital projects, which are more fully described in Exhibit "B," attached hereto and incorporated herein by this reference; and

d. All costs of issuance and debt service reserves associated with the 2015 Bonds.

7. The parties agree that any Tax Increment Revenue shall be used in accordance with this Agreement. Any Tax Increment Revenue not used in accordance with this Agreement shall be refunded by the Agency to the taxing authorities in the same percentage as it was contributed, but solely from available Tax Increment Revenues after satisfying all obligations on, or related to, Agency Indebtedness (as hereinafter defined).

8. In addition to the 2015 Bonds, the City also plans to issue City of Miami Beach Resort Tax Revenue Bonds and Parking Revenue Bonds to complete the financing required for the Convention Center Project.

D. Paragraph V, "Board Approval," of the Interlocal Agreement is hereby amended to read as follows:

Any approval required by the Board as to the annual budget, amendments to the Plan, or amount, duration and purpose of bonds, notes or other indebtedness for the Redevelopment Area shall not be unreasonably withheld, conditioned, or delayed, or adversely affect any matters previously approved either in a previous annual budget or pursuant to any previously approved bond, note or other form of indebtedness pledging or obligating Tax Increment Revenues.

E. The Interlocal Agreement is amended to add the following Paragraph:

## VII. Extension of Taxing Authorities' Payments.

Except as specifically set forth herein, the obligation of each taxing authority to deposit into the Trust Fund pursuant to the Act solely for the uses authorized in the Amended Plan and this Interlocal Agreement is extended until the earlier of March 31, 2044, or the date Agency Indebtedness (as defined below) is no longer outstanding.

F. The Interlocal Agreement is amended to add the following Paragraph:

### IX. Tax Increment District Extension

The City and Agency represent that as of the Effective Date the only indebtedness pledging Tax Increment Revenues that remains outstanding are the Outstanding Bonds. The City and the Agency covenant and agree that the City or Agency, as the case may be, shall not issue any additional indebtedness, other than the 2015 Bonds, pledging Tax Increment Revenue unless and until such indebtedness has been authorized by the Board. The Outstanding Bonds, the 2015 Bonds and any additional indebtedness pledging Tax Increment Revenues authorized by the Board are collectively referred to in this Agreement and defined as the "Agency Indebtedness." The Agency, within ten (10) days after the maturity and payment or defeasance of all Agency Indebtedness, shall give written notice to the taxing authorities that all Agency Indebtedness has been defeased or has matured and been paid (the "Defeasance Notice"). The terms "defeasance" or "defeased," as used in this Agreement with respect to Agency Indebtedness, shall mean the legal release of the lien on the Tax Increment Revenues through the establishment of an irrevocable escrow in an amount sufficient to pay, when due, the Agency Indebtedness being refunded. The City, Agency and the County agree that the taxing authorities' obligation to contribute to the Fund will cease as of the date of the Defeasance Notice. The Agency shall distribute all revenues remaining in the Fund at that time only as provided and in the order of priority set forth in Paragraph XII of this Interlocal Agreement to the extent any of the required distributions set forth in such section remain unpaid for such fiscal year, with any revenues that remain after payment of all such amounts to be distributed to each taxing authority in the proportion that the amount of contribution by such taxing authority bears to the total amount contributed by all taxing authorities for that fiscal year. The Agency shall remit such revenues to the taxing authorities no later than thirty (30) days from the date of the Defeasance Notice. The parties agree that upon final distribution of all revenues in the Fund, the Redevelopment Area and tax increment district shall be

deemed terminated and the Agency will sunset and cease to exist as of such date.

G. The Interlocal Agreement is amended to add the following Paragraph:

X. Miami-Dade County or Other Taxing Authority Representation

As required in Section 1 of County Resolution No. R-1382-09 and Section 2 of County Resolution R-871-11, and as provided in Section 163.357(1)(d) of the Florida Statutes, the Board shall have the right, in its sole and absolute discretion, to appoint a member of the Agency, who shall be the Commissioner of County Commission District 5, and such Commissioner shall be vested with the same rights, duties and obligations as any other Agency commissioner. Said membership on the Agency's board of commissioners shall be considered an additional duty of office as prescribed by Section 163.357(1)(d) of the Florida Statutes.

Such appointment by the Board shall be immediate and will become part of the Agency's board of commissioners without further action from the Agency required.

H. The Interlocal Agreement is amended to add the following Paragraph:

## XI. The Children's Trust Exemption

The County, the City and the Agency agree that pursuant to Section 2-1742 of the Code of Miami-Dade County, The Children's Trust, an independent special taxing district, shall be exempt from the provisions of Section 163.387(2)(a) of the Florida Statutes, commencing the earlier of March 31, 2023, or the date that the Outstanding Bonds are defeased or mature and are paid. If required, the parties further agree to negotiate and execute an amended interlocal agreement with The Children's Trust to codify the terms and condition of such exemption.

Annual Tax Increment Revenues attributable to The Children's Trust shall not be pledged by the Agency toward the repayment of the 2015 Bonds or any new indebtedness pledging Tax Increment Revenues approved by the Board. Until such time as The Children's Trust is exempt from the provisions of Section 163.387(2)(a) of the Florida Statutes, the provisions of the Interlocal Agreement among the City, Agency and County as adopted by the Board on July 27, 2004 (Resolution No. R-973-04), as fully described in Exhibit C, apply to the distribution of the Tax Increment Revenues attributable to The Children's Trust.

### I. The Interlocal Agreement is amended to add the following Paragraph

#### XII. Distribution of Trust Fund Revenues

All Tax Increment Revenues shall be deposited in the Trust Fund as required by law, and the parties agree that all funds in the Fund shall be distributed annually, only as provided and in the order of priority as set forth below:

- A. Beginning Fiscal Year 2014-15, to pay the first \$500,000 in current expenses and debt service, reserve deposits and other costs and obligations associated with the Outstanding Bonds until such time as the Outstanding Bonds have been refunded or are no longer outstanding.
- B. Beginning Fiscal Year 2014-15, to remit to The Children's Trust the legally available portion of Tax Increment Revenues attributable to The Children's Trust until exemption, or until such time as the Outstanding Bonds have been refunded or are no longer outstanding.
- C. Beginning Fiscal Year 2014-15, to pay debt service, reserve deposits and other costs and obligations associated with the 2015 Bonds and any other Agency Indebtedness.



D. In addition to the annual funding that the City currently receives from Convention Development Taxes, pursuant to Section II.A.1 of the 1996 CDT Interlocal Agreement, beginning in FY 2017-18, and ending the earlier of the termination or expiration of the taxing authorities' obligation to appropriate Tax Increment Revenues to the Fund, or the date that the Convention Center is no longer in operation as a publicly owned convention center, the Agency shall remit to the City a Convention Center operating and maintenance subsidy in the annual amounts for such years set forth below. For FY 2017-18, the amount of the annual subsidy is equal to \$1 million. This amount will increase by \$750,000 each fiscal year thereafter until it equals \$4 million in FY 2021-22. For FY 2022-23, through and including FY 2024-25, the annual subsidy will remain equal to \$4 million. Beginning FY 2025-26, and ending the earlier of the termination or expiration of the taxing authorities' obligation to appropriate the Tax Increment Revenues to the Fund or the date that the Convention Center is no longer in operation as a publicly owned convention center, the annual subsidy shall equal the prior fiscal year's annual subsidy adjusted by the lesser of the Miami Urban Area CPI to be calculated using the Miami Fort Lauderdale All Urban Consumers CPI from July to June for the prior year or 4 percent annually. The City and the Agency agree that such funds shall only be used to fund operating and maintenance costs of the Convention Center.

Notwithstanding and prevailing over any provision to the contrary herein, if the County grants CDT funds to the Agency or the City pursuant to Section II.A.3 of the CDT Interlocal for the purpose of funding Convention Center operating and maintenance costs such amount referred to as (the "CDT Grant"), the annual subsidy payment to be funded with increment revenues pursuant to the prior paragraph shall be reduced by an amount equal to the CDT Grant.

E. Beginning FY 2023-24, and until the earlier of March 31, 2044, or the termination or expiration of the taxing authorities' obligation to appropriate the Tax Increment Revenues to the Fund, the Agency agrees to grant to the County an amount equal to the County's proportionate share of the total payments expended by the Agency in the prior fiscal year for Administration, Community Policing,

and Capital Project Maintenance (defined below). Such grant shall be paid to the County by March 31 of each year and shall be based on the previous year's expenses for Administration, Community Policing, and Capital Project Maintenance. The amount granted annually shall be calculated as follows:

The County's share of total Tax Increment Revenues deposited into the Trust Fund for that particular year divided by the total Tax Increment Revenues collected from all taxing authorities and deposited in the Trust Fund for that particular year, multiplied by the amount of expenses paid by the Agency in the previous fiscal year for Administration, Community Policing and Capital Project Maintenance.

- F. Beginning in FY 2014-15, and ending on the earlier of termination or expiration of the taxing authorities' obligation to appropriate Tax Increment Revenue to the Fund, Tax Increment Revenues shall fund the Agency's expenses for Administration, Community Policing, and Capital Project Maintenance, defined to include only those categories listed in the Agency's FY 2013-14 adopted budget approved by the Board pursuant to County Resolution No. R-512-14, a copy of which is attached hereto as Exhibit D and is incorporated herein by this reference. For fiscal year 2014-15, the use of Tax Increment Revenues for such expenses shall not exceed \$11.721 million which has been adjusted for CPI as defined below, of which \$11.251 Million is the aggregate amount budgeted for these items, as referenced in Exhibit D plus an additional \$200,000 for Capital Project Maintenance (which shall not be used for maintenance of the Pennsylvania Avenue Shops and Garage). Beginning fiscal year 2015-16, the use of Tax Increment Revenues to fund the Agency's expenses for Administration, Community Policing, and Capital Project Maintenance shall not exceed the prior fiscal year's distribution for such expenses of \$11.721 million, adjusted by the lesser of the Miami Urban Area CPI or 3 percent annually to be calculated using the Miami Fort Lauderdale All Urban Consumers CPI from July to June for the prior year. Additionally the Agency will pay the County an administrative fee based on 1.5 percent of the County's Tax Increment Revenue contribution in that year. The Agency will also pay the City

1.5 percent of the City's Tax Increment Revenue contribution in that year.

- G. In FY 2014-15 and FY 2015-16, respectively the Agency will reimburse the City for the Bass Museum and Lincoln Road prior project costs of \$1,288,032.62 in FY 2014-15, and \$1,286,464.26 in FY 2015-16.
  
- H. Beginning FY 2014-15 and ending on the earlier of March 31, 2023, or the termination or expiration of the taxing authorities' obligation to appropriate Tax Increment Revenue to the Trust Fund, the Agency shall, within ninety (90) days from the conclusion of each fiscal year, deposit any unencumbered amounts on deposit in the Trust Fund and all available revenues remaining after distribution of Tax Increment Revenues in the order, priority and amounts set forth in Sections A through G above, into a fund to be used for the purposes of financing any shortfalls associated with the payment of the expenses as listed in Section F above. Such deposits to such fund shall only be made if it will not negatively affect the exclusion from gross income, for federal income tax purposes, of interest on any tax-exempt Agency Indebtedness. All other remaining revenues will be used to extinguish Agency Indebtedness early, but not prior to FY 2023-24, to the extent such Agency Indebtedness is subject to prepayment or redemption prior to maturity at such time or, if such Agency Indebtedness is not then subject to prepayment or redemption prior to maturity, to establish an escrow for the prepayment or redemption prior to maturity of such Agency Indebtedness at such time as the Agency Indebtedness is subject to prepayment or redemption prior to maturity; provided, however, that such escrow shall only be established if it will not negatively affect the exclusion from gross income, for federal tax purposes, of interest on any such tax-exempt Agency Indebtedness. The City and the Agency agree not to issue Capital Appreciation Bonds or similar debt that does not pay interest on a current basis. The City and the Agency also agree that any Agency Indebtedness pledging Tax Increment Revenues issued for the purposes set forth herein shall include a call provision allowing such Agency Indebtedness to be called no later

than ten (10) years after initial issuance. If the Agency Indebtedness is not subject to repayment or redemption prior to maturity, and an escrow cannot be established, then the Agency shall distribute annually any revenues remaining on deposit in the Fund after distribution as set forth in Sections A through G above, to the taxing authorities in the proportionate manner as it was deposited.

- I. Beginning FY 2023-24, and ending on the earlier of March 31, 2044, or the termination or expiration of the taxing authorities' obligation to appropriate Tax Increment Revenues to the Fund, the Agency shall, within ninety (90) days from the conclusion of each fiscal year, use any unencumbered amounts on deposit in the Trust Fund and all available revenues remaining after distribution of Tax Increment Revenues in the order, priority and amounts set forth in Sections A through G above to extinguish Agency Indebtedness early, to the extent such Agency Indebtedness is subject to prepayment or redemption prior to maturity at such time or, if such Agency Indebtedness is not then subject to prepayment or redemption prior to maturity, to establish an escrow for the prepayment or redemption prior to maturity of such Agency Indebtedness, at such time as the Agency Indebtedness is subject to prepayment or redemption prior to maturity; provided, however, that such escrow shall only be established if it will not negatively affect the exclusion from gross income, for federal tax purposes, of interest on any such tax-exempt Agency Indebtedness. The City and the Agency agree not to issue Capital Appreciation Bonds or similar debt that does not pay interest on a current basis. The City and the Agency also agree that any Agency Indebtedness pledging Tax Increment Revenues issued for the purposes set forth herein shall include a call provision allowing such Agency Indebtedness to be called no later than ten (10) years after initial issuance. If the Agency Indebtedness is not subject to prepayment or redemption prior to maturity, and an escrow cannot be established, then the Agency shall distribute annually any Tax Increment Revenues remaining on deposit in the Fund after distribution as set forth in

Sections A through G above to the taxing authorities in the proportionate manner as it was deposited.

J. The Interlocal Agreement is amended to add the following Paragraphs:

**XIV. Inspector General Review**

**A. Independent Private Inspector General Reviews**

Pursuant to Miami-Dade County Administrative Order 3-20, the County has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the County deems it appropriate to do so. Upon written notice from the County, the Agency shall make available to the IPSIG retained by the County, all requested records and documentation pertaining to this Third Amendment for inspection and reproduction. The County shall be responsible for the payment of these IPSIG services, and under no circumstance shall the Agency incur any charges relating to these IPSIG services. The terms of this provision herein, apply to the Agency, its officers, agents, employees, Subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the County to conduct an audit or investigate the operations, activities and performance of the Agency in connection with this Third Amendment. The terms of this Article shall not impose any liability on the County by the Agency or any third party.

**B. Miami-Dade County Inspector General Review**

According to Section 2-1076 of the Code of Miami-Dade County, as amended by Ordinance No. 99-63, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all County agreements, throughout the duration of said agreements, except as otherwise provided below.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all County agreements including, but not limited to, those agreements specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed County and Agency contracts, transactions, accounts, records, agreements and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of

proposed change orders to a contract. The Inspector General is empowered to retain the services of independent private sector inspectors general (IPSIG) to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the Agency, its officers, agents and employees, lobbyists, County staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the Agency from the Inspector General or IPSIG retained by the Inspector General, the Agency shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the Agency's possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful Subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

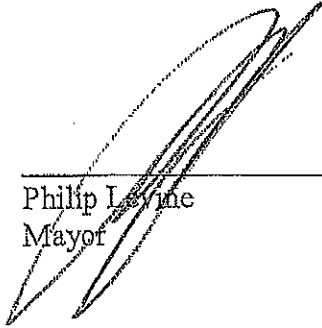
- K. All provisions of the Interlocal Agreement, other than the provisions specifically amended herein, remain in full force and effect.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Third Amendment as of the date first written above.

CITY OF MIAMI BEACH

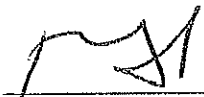
MIAMI-DADE COUNTY

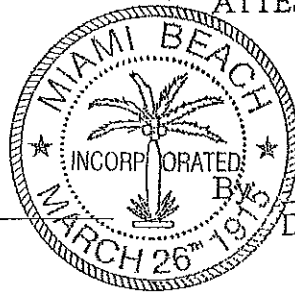
By:   
Philip Levine  
Mayor

By: \_\_\_\_\_  
Carlos A. Gimenez  
Mayor

ATTEST

ATTEST

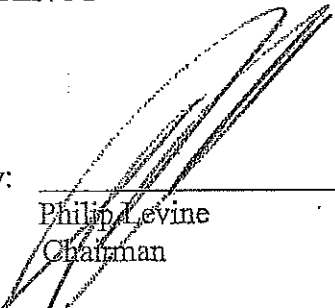
By:   
City Clerk



Deputy Clerk

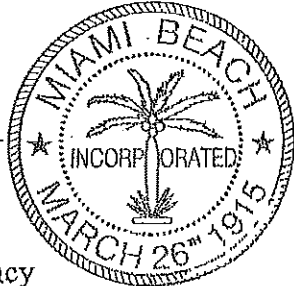
MIAMI BEACH REDEVELOPMENT AGENCY

Approved for form and legal sufficiency

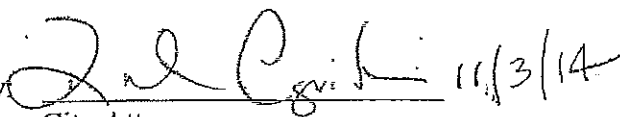
By:   
Philip Levine  
Chairman

By: \_\_\_\_\_  
Assistant County Attorney

Attest:  
By:   
City Clerk



Approved for form and legal sufficiency

By:  11/3/14  
City Attorney

## Exhibit "A"

### Convention Center Project

#### **Convention Center Renovation and Expansion**

The Convention Center Project will modernize and upgrade the Convention Center facility and surrounding area to be more competitive within the trade/consumer show and convention industries. The project to reconstruct, construct, reconfigure, modernize and expand the Convention Center and related/accessory facilities including the siting of private lodging facilities near or adjacent to the facility may include, but not be limited to: redesign and reconstruction of the convention center building and site; upgrading media, communications, and other area technology; alterations to on and off site parking; on site and off site aesthetic improvements; expansion/addition or reconfiguration of facilities to include a ballroom or similar amenities; operation and maintenance of facilities for a period during and after construction, location or relocation of other area facilities directly related to the Convention Center and/or its ability to attract additional users.



Exhibit "B"  
\$36 Million Ancillary Projects

City of Miami Beach  
Redevelopment Agency  
List of Ancillary Projects

**Bass Museum Interior Space Expansion:** Renovation of Bass Museum interior to increase programmable space by 47%

Estimated Cost: \$3,750,000

**Convention Center Lincoln Rd Connectors & 17th St N. Improvement Penn Ave to Wash:** Enhance the pedestrian experience from the Convention Center complex to Lincoln Road along Drexel Avenue, Pennsylvania Avenue and Meridian Avenue. Work to consist of new lighting, sidewalk reconstruction, street furnishings, landscaping, healthy tree fertilization systems, road reconstruction, cross walk enhancements. Improvements to 17th Street from Pennsylvania Avenue to Washington Avenue will consist of landscaping, irrigation, pedestrian lighting and sidewalk replacement.

Estimated Cost: \$12,000,000

**Lincoln Rd / Washington Ave to Lenox Ave:** Refurbishment of Lincoln Road pedestrian mall from Washington Avenue to Lenox Avenue. Work to consist of new lighting, refurbishing pedestrian surfaces, street furnishings, healthy tree fertilization systems, milling and resurfacing pavement surfaces and cross walk enhancements.

Estimated Cost: \$20,000,000

Exhibit "C"

Children's Trust Interlocal

**INTERLOCAL AGREEMENT  
AMONG CITY OF MIAMI BEACH,  
MIAMI BEACH REDEVELOPMENT AGENCY,  
MIAMI-DADE COUNTY, FLORIDA  
&  
THE CHILDREN'S TRUST,**

This Interlocal Agreement ("Agreement") is among the City of Miami Beach, Florida, (the "City"), the Miami Beach Redevelopment Agency (the "CRA"), Miami-Dade County, Florida (the "County") and The Children's Trust, Miami-Dade County ("The Trust"), an independent special taxing district, for the purpose of establishing the use of tax increment revenues to be derived from the imposition of a half mill tax levy by The Trust against real property located within the jurisdictions of the CRA (the "Trust Revenues"),

WHEREAS, The Trust was established as a result of a county-wide referendum in which the electors of the County approved the creation of The Trust and its imposition of a not to exceed half mill tax levy against all non-exempt real property in Miami-Dade County for the purpose of funding improvements to children's health, development and safety and promoting parental and community responsibility for children who reside in Miami-Dade County; and

WHEREAS, Chapter 163, Part III, Florida Statutes, also known as the Community Redevelopment Act of 1969 (the "Act"), provides for the creation of community redevelopment agencies and governs the use of moneys in the redevelopment trust funds created in accordance with the Act (each, a "Fund"); and

WHEREAS, the City Commission accepted a delegation of powers from the Miami-Dade County Board of Commissioners (the "Board"), found a need for and created the CRA to have jurisdiction over all of its community redevelopment districts, declared members of the City Commission to be the members of the Agency, granted the Agency the power to exercise certain powers permitted by the Act to the extent delegated by the Board to the Agency and directed the initiation, preparation and adoption of community redevelopment plans by the Agency for its two community redevelopment districts known as City Center/Historic Convention Village and South Pointe ("CRA Districts"); and

WHEREAS, the CRA has various series of community redevelopment revenue bonds currently outstanding in the aggregate principal amount of ~~\$27,800,000~~ (the "Bonds") issued under certain bond resolutions (the "Bond Resolutions") to which the CRA has pledged all current and future tax increment revenues the CRA is entitled to receive pursuant to the Act from all non-exempt taxing authorities including tax increment revenues from any additional tax levies created subsequent to the issuance of the Bonds such as The Trust Revenues; and

WHEREAS, the City has pledged certain City revenues to the holders of the Bonds as a additional security for the Bonds; and

WHEREAS; as an independent special taxing district, The Trust is eligible to share in any tax increment revenues not budgeted for a particular use and remaining at the end of the CRA's fiscal year in the Fund established for each CRA community redevelopment district; and

WHEREAS, the Board enacted Ordinance No. 03-210 (the "Ordinance") with an effective date of October 17, 2003 that established a policy that before the Board will consider any matter concerning a community redevelopment agency, including the approval of an annual CRA budget, a governing body such as the City shall first exempt The Trust pursuant to the Act from having to deposit its Trust Revenues with the community redevelopment agency; and

WHEREAS, the City is unable to obtain review of its matters, including the CRA budget, by the Board because it cannot comply with the Ordinance without violating the CRA's pledges to the holders of the Bonds that requires all present and future tax increment revenues from each CRA District to be available for the repayment of debt service on the Bonds relating to such CRA District; and

WHEREAS, the City, the CRA and the County wish to assist The Trust and to effectuate the will of the electorate by agreeing to remit The Trust Revenues to The Trust pursuant to the provisions of this Agreement; and

WHEREAS, approximately ten percent (10%) of the ad valorem tax revenue collected in Miami-Dade County is from residents of the City and;

WHEREAS, The Trust collects approximately \$6 million in ad valorem tax revenues from the residents of the City which is ten percent (10%) of the ad valorem tax revenue it collects and;

WHEREAS, there are children and families who reside in the City and are in need of the services described in The Trust's Strategic Framework 2003-2007 and there are a number of agencies which may provide quality services to these children and families if provided financial assistance; and

WHEREAS, in exchange for the City's and the CRA's cooperation, The Trust will make funds available for children's programs within the City in the amount of The Trust Revenues annually upon the conditions set forth in this Agreement; and

WHEREAS, the City, the CRA, the County and The Trust desire to enter into this Agreement in order to establish their cooperation and agreement with respect to the use of The Trust Revenues,

NOW THEREFORE, the parties agree as follows:

Section 1. The recitals above are incorporated in Section 1 of this Agreement.

Section 2. The City, the CRA and the County agree that the CRA shall: (i) use The Trust Revenues for debt service on, and other obligations relating to, the Bonds under the applicable Bond Resolutions only after all other tax increment revenues under the applicable Bond Resolutions have been exhausted for such purpose; and (ii) remit to The Trust on the last day of the CRA's fiscal year, all of the Trust Revenues that are not needed for debt service on, and other obligations relating to, the Bonds under the applicable Bond Resolutions and are eligible to be refunded pursuant to the Act, and the applicable Bond Resolutions.

Section 3. The Trust will make available funds in the amount of Trust Revenues annually for programs and services to children and families within the City, through a competitive process, to the City and/or agencies and organizations that provide said programs and services within the City. However, in order to receive funding, the City and/or agency or organization must provide a program or service that falls within The Trust's funding priorities and quality standards. The City and/or agency or organization is in no way restricted from participating in, and shall not be prejudiced by, any and all other competitive funding opportunities offered by The Trust.

Section 4. This Agreement shall be effective upon execution by all parties and shall continue for as long as The Trust is in existence and can levy ad valorem taxes.

Section 5. This Agreement is made in the State of Florida and shall be governed according to the laws of the State of Florida. Proper venue for this Agreement shall be Miami-Dade County, Florida.

Section 6. Any alterations, variations, modifications, extensions or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing, duly approved and signed by both parties and attached to the original of this Agreement.

Section 7. This Agreement is signed in four (4) counterparts, and each counterpart shall constitute an original of this Agreement.

Section 8. This Agreement contains all the terms and conditions agreed upon by the parties. No other Agreement, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind any of the parties hereto. If any provision of this Agreement is held invalid or void, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective and duly authorized officers as of the day and year first above written.  
(SEAL)

ATTEST:

CITY OF MIAMI BEACH, FLORIDA

*Robert Parcher*

Robert Parcher, City Clerk

*David Demer*

David Demer, Mayor

ATTEST:

MIAMI BEACH REDEVELOPMENT AGENCY

*Robert Parcher*

Secretary

*Chairman*

Chairman

ATTEST:

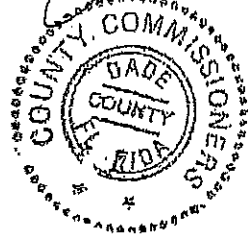
MIAMI-DADE COUNTY, FLORIDA

*Elizabeth Stone*

County Clerk

*Tracy E. Gray*

Signature of Authorized Representative



Print Name and Title

ATTEST:

THE CHILDREN'S TRUST, MIAMI  
DADE COUNTY

*Valria C. Screen*

Valria C. Screen, Secretary

*Modesto E. Abety*

Modesto E. Abety, President and CEO

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

*Donald R. ...*  
City Attorney

1/15/08  
Date

Exhibit "D"

Resolution No. R-512-14

City Center FY 2013-14 Budget

## MEMORANDUM

Agenda Item No. 8(G)(1)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

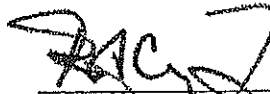
**DATE:** June 3, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution approving Miami  
Beach City Center Community  
Redevelopment Agency Fiscal  
Year 2013-14 budget  
Resolution No. R-512-14

---

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Finance Committee.


  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# Memorandum



**Date:** June 3, 2014  
**To:** Honorable Chairwoman Rebecca Sosa  
and Members, Board of County Commissioners  
**From:** Carlos A. Giménez  
Mayor   
**Subject:** FY 2013-14 Budget for the Miami Beach City Center Community Redevelopment  
Agency

---

## Recommendation

It is recommended that the Board of County Commissioners (Board) consider approving the Miami Beach City Center Community Redevelopment Agency's (Agency's) FY 2013-14 budget for the City Center Community Redevelopment Area (Area).

## Scope of Agenda Item

The Area lies within Commission District 5, which is represented by Commissioner Bruno A. Barreiro.

## Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida State Statutes. County and City of Miami Beach (City) tax increment revenues deposited into the trust fund for FY 2013-14 total \$15,918,000 and \$19,840,000, respectively.

The County will continue to make annual payments to the Agency, based on each respective year's growth of ad valorem revenues over the base year, through 2023, when the Agency will sunset.

## Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2013-14 budget.

## Background

On January 28, 1993, the Board approved the establishment of the Agency when it declared the Area to be slum and blighted pursuant to Resolution R-14-93. The Board approved the Agency's Community Redevelopment Plan (Plan) and its funding when it enacted Resolution R-317-93 and Ordinance 93-28, respectively. An Interlocal Agreement among the County, the City, and the Agency and the Plan were approved by the Board on March 30, 1993, requiring the Agency to submit an annual budget for County approval.

## FY 2013-14 Budget

The Agency's FY 2013-14 budget is \$43,000,000, which was approved by the Agency on September 30, 2013. The budget includes revenue sources of County TIF Revenues (\$15,918,000), City TIF Revenues (\$19,840,000), Resort Tax Contributions (\$5,386,000), a ½ mill levy to be set aside for the Children's Trust (\$1,831,000), and interest earnings (\$25,000).

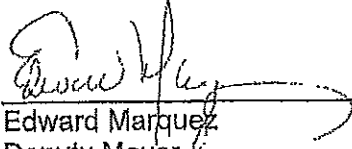
Administrative expenditures for the Agency's operations, including the City Administrative Charge for general oversight (\$283,000), total \$2,244,000 and represent approximately five percent of total budgeted expenditures, excluding the 1.5 percent County Administrative Charge (\$239,000), which is less than the 20 percent allowed in the Interlocal Agreement.

Operating expenditures total \$39,791,000 and are broken down as follows:

- \$18,443,000 for Capital Projects including:
  - Collins Park Parking Garage (\$12,242,000);
  - Bass Museum Interior Space Expansion and Capital Contribution (\$4,797,000);
  - Euclid Avenue Improvements at Lincoln Road (\$69,000);
  - City Center – Various sidewalk and street improvements Commercial District (\$326,000);
  - Lincoln Road Master Plan Study (\$500,000);
  - City Center Legal Fees (\$350,000); and
  - Agency's Capital Fund Balance Shortfall (\$2,390,000).
  - Additionally, the capital project fund credit of \$2,231,000 is a result of projects that were underspent and closed out.
- \$9,922,000 for debt service including:
  - Series 2005 Bonds and the combined debt service on the Parity Bonds (\$8,550,000);
  - Sunshine State Loan for the reconstruction/renovation of Lincoln Road (\$825,000); and
  - Loans for the Bass Museum Project (\$547,000).
- \$305,000 to Pennsylvania Avenue garage and shops to offset operational costs.
- \$4,195,000 for community policing that includes ten police officers, two sergeants, two public safety aides, a crime analyst and a part-time lieutenant providing community policing exclusively within the Agency seven days a week.
- \$5,095,000 for maintenance of Agency capital projects constructed with TIF funds (Lincoln Road, Beachwalk Project, and Collins Park facilities).
- \$1,831,000 as the Children's Trust Remittance.

The Agency's budget includes a contingency reserve of \$384,000.

The Agency's FY 2012-13 expenditures created an initial unaudited fund balance deficit of \$341,237. Therefore, it is accounted for in FY 2013-14 (\$342,000). The Agency is in the process of auditing the current fiscal year and believes there will be no deficit.

  
\_\_\_\_\_  
Edward Marquez  
Deputy Mayor

Attachments

Mayor03614



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** June 3, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(G)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(G)(1)  
6-3-14

RESOLUTION NO. R-512-14

RESOLUTION APPROVING MIAMI BEACH CITY  
CENTER COMMUNITY REDEVELOPMENT  
AGENCY FISCAL YEAR 2013-14 BUDGET

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County"), City of Miami Beach (the "City"), and the City Center Community Redevelopment Agency (the "Agency"), approved on March 30, 1993, requires that the City and Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Florida State Statute; and

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2013-14, for the City Center Community Redevelopment Area (the "Budget"), in the form attached hereto as Exhibit 1, and incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the Board approves the Agency's annual adopted budget for fiscal year 2013-14, related to the City Center Community Redevelopment Area.

The foregoing resolution was offered by Commissioner **Lynda Bell** who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	aye	
	Lynda Bell, Vice Chair	aye	
Bruno A. Barreiro	absent	Esteban L. Bovo, Jr.	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	absent
Sen. Javier D. Souto	aye	Xavier L. Suarez	aye
Juan C. Zapata	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of June, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk



Approved by County Attorney as  
to form and legal sufficiency.

dsh

David Stephen Hope



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miami-beach.fl.gov](http://www.miami-beach.fl.gov)

Miami Beach Redevelopment Agency  
Tel: (305) 673-7577, Fax: (305) 673-7063

November 6, 2013

Mr. Jorge M. Fernández  
Program Coordinator  
Office of Management & Budget  
111 NW 1 Street, 22<sup>nd</sup> Floor  
Miami, FL 33128

**RE: City Center Redevelopment Area - FY 2013/14 Budget Submittal**

Dear Mr. Fernández:

Enclosed is the Miami Beach Redevelopment Agency's Resolution packages adopting the FY 2013/14 Operating and Capital Budgets in the County's preferred format together with our status report. The Budget was adopted by the RDA Board on September 30, 2013. It should be noted that the most current year-end Financial Statements, dated September 30, 2012, have already been forwarded to the County and are also available on line. The Financial Statements for 2013 will be available as of March 30, 2014.

Please advise as to the County's schedule for reviewing and approving the enclosed Budget. In the meantime, should you have any questions, please do not hesitate to contact me.

Sincerely,

Kathie Brooks  
Assistant Director

KGB:MAS:GPH  
Enclosures

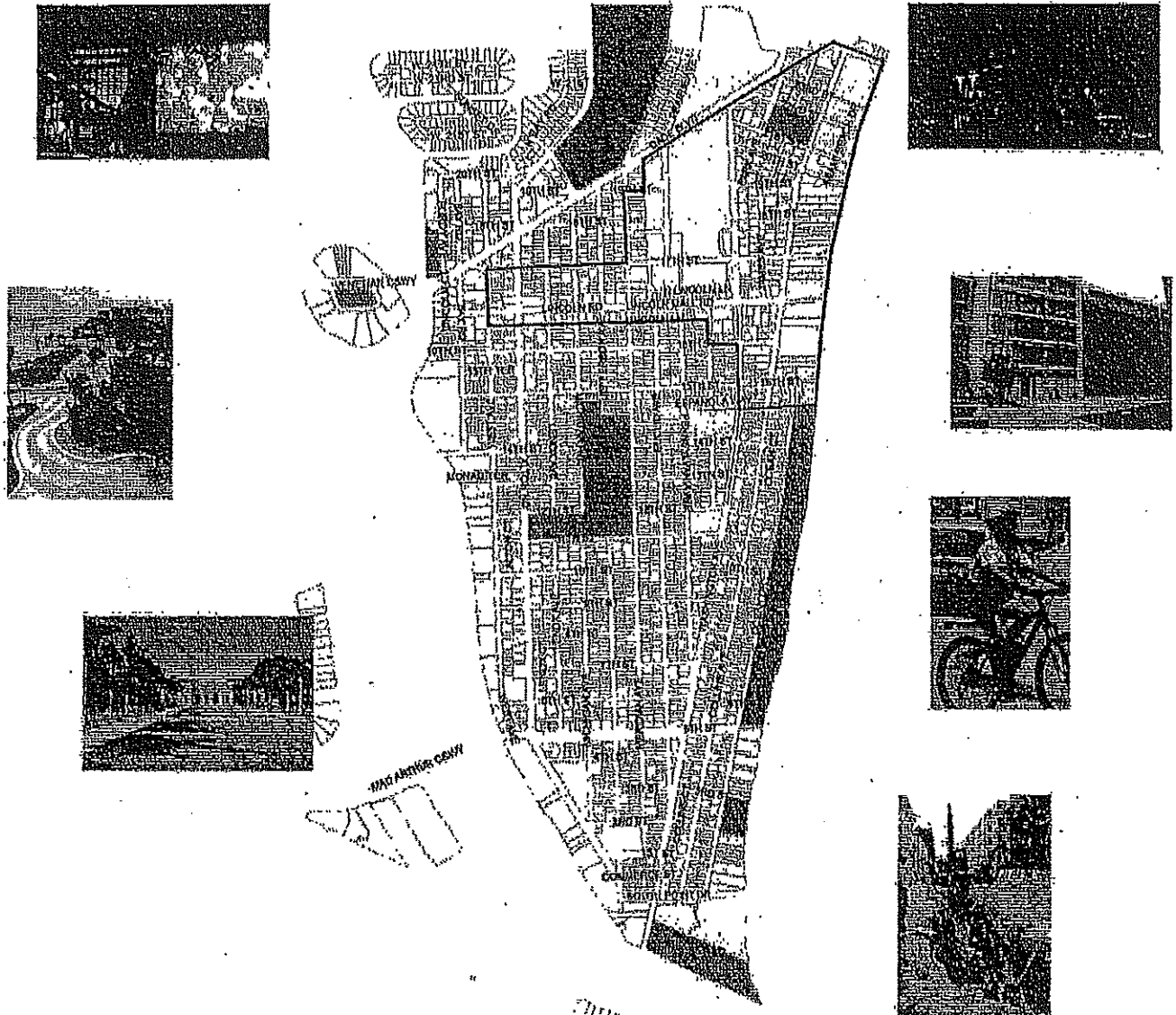
C: Jimmy Morales, Executive Director  
Max Sklar, Redevelopment Coordinator  
John Woodruff, OBPI Director  
Georgette Daniels, Senior M&B Analyst

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*We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.*

MIAMI BEACH REDEVELOPMENT AGENCY  
FY 2013/14 PROPOSED BUDGET  
(AS ADOPTED ON SEPTEMBER 30, 2013)

CITY CENTER REDEVELOPMENT AREA



Submitted By: The Miami Beach Redevelopment Agency  
1700 Convention Center Drive  
Miami Beach, FL 33139

Miami Beach Redevelopment Agency  
Adopted Annual Budget for City Center

FY 2013/14

<u>Content</u>	<u>SECTION</u>
Budget Narrative And Annual Project Area Status Report	1
FY 2013/14 Operating Budget as adopted by the RDA Board on 09/30/13 (County Format)	2
FY 2013/14 Operating Budget as adopted by the RDA Board on 09/30/13 (RDA Format)	3
Capital Project Summary and Five-Year Plan	4
Capital Maintenance Summary	5
Community Policing Budget	6
Organizational Chart	7
Adopted FY 2013/14 RDA Operating Budget Resolution Packages - FY 2013/14 Operating Budget as adopted on 09/30/13 - FY 2013/14 Capital Budget adopted on 09/30/13	8
Adopted FY 2012/13 RDA Operating Budget Amendment Package - Adopted on 7/17/13	9

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Financial Report - Fiscal Year ended September 30, 2012, prepared by RSM  
McGladrey.



# MIAMI BEACH REDEVELOPMENT AGENCY CITY CENTER REDEVELOPMENT AREA FY 2013/14 OPERATING BUDGET AND STATUS REPORT

## Mission/Purpose Statement

- To assure continued economic viability of the City Center Redevelopment Area and the City as a whole; through the implementation of the objectives and projects defined in the Redevelopment Plan and the amendment thereto.
- To incur minimum relocation and condemnation.
- To involve community residents in the redevelopment process.
- To establish the necessary linkages to tie in the Convention Center, area hotels, cultural amenities, entertainment, residential and business uses in the district.
- To enhance diversity of form and activity through the use of established planning and design principles.
- To create a traffic system to serve local and through traffic needs.
- To recognize the historic structures and designations within the historic districts and facilitate development accordingly.

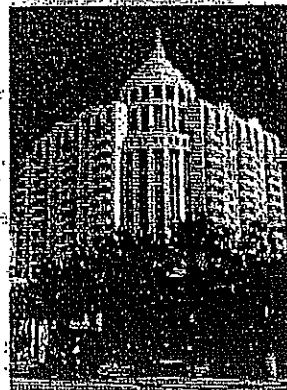
## Status Report

The 332-acre City Center/Historic-Convention Village Redevelopment and Revitalization Area (CO/HCVRRA or City Center) was established in 1993, in order to provide the funding mechanism to foster the development of new convention hotel development within proximity of the Miami Beach Convention Center and to establish the necessary linkages between the City's many core area civic, cultural and entertainment uses in order to create the fabric of a true urban downtown.

Since its inception, the City Center Redevelopment Area has undergone dynamic change through a combination of public and private investment initiatives.

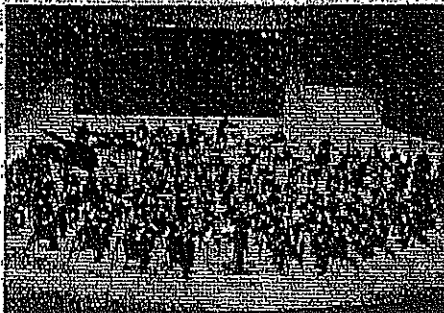
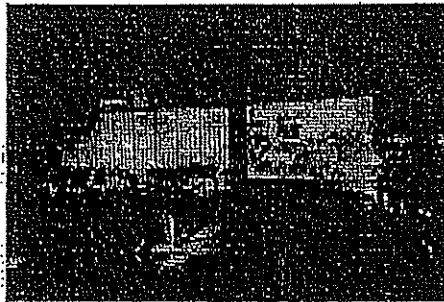
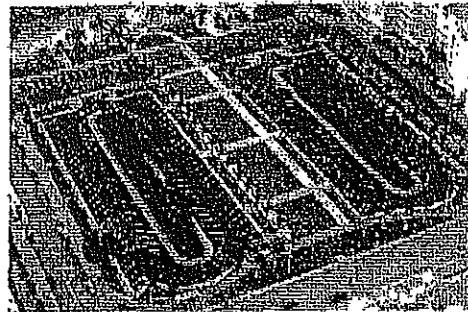
Exciting projects which have transformed the area include:

- Two convention-quality hotels, both of which were the result of public/private partnerships between the Redevelopment Agency (RDA) and the respective Developers - the 800-room Loews Miami Beach Hotel and the 425-room Royal Palm

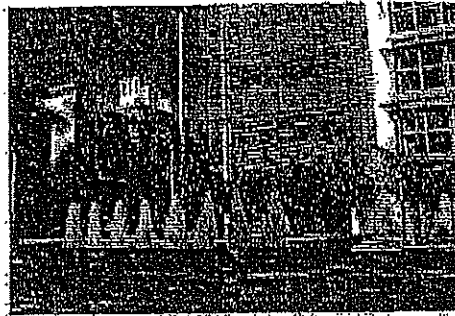


Crowne Plaza Hotel, the latter of which had the distinction of being the first African-American owned hotel in the United States;

- The development of an 800-space public parking garage (Anchor Garage) to accommodate the parking needs for the Loews Miami Beach Hotel, the Crowne Plaza Hotel and other service and retail businesses in the area;
- A \$20 million overhaul of Lincoln Road, partially funded with the participation of businesses on Lincoln Road;
- An award-winning Beachwalk extending from 21st Street to Luminus Park, comprising an at-grade, landscaped pedestrian walkway;
- Implementation of a Cultural Arts Campus Master Plan for the area east of the Miami Beach Convention Center, which includes a new regional library, the headquarters of the Miami City Ballet, the expansion and renovation of the Bass Museum of Art, the re-landscaping of Collins Park, including the restoration of the Rotunda and extensive streetscape improvements throughout the area.
- The completion of the much heralded New World Campus, including the new state-of-the-art Gehry-designed headquarters facility for the New World Symphony and two publicly-funded components, including a \$15 Million municipal Gehry-designed parking garage and a \$21 Million world-class park.



Other important projects include the 650-space mixed-use parking facility built on the surface parking lot on the west side of City Hall, which includes 35,000 square feet of municipal office space; the implementation of major street and infrastructure improvements throughout City Center, valued at more than \$26 Million; and the acquisition and renovation of three multi-family buildings (Barclay, Allen House, The London House) to maintain the stock of affordable housing in the area.



Tax Increment Financing (TIF) through the sale of bonds has been a major tool for financing redevelopment activities. To date, four bond issues have occurred in City Center: one in 1994 for \$25 million, to acquire land for the hotel development initiatives; one in 1996, in the amount of \$43.2 million to fund contractual obligations and capital improvements related to the Loews Hotel and Crown Plaza Hotel projects; one in 1998, in the amount of \$38.2 million to finance capital expenditures related to the convention hotel projects, the Cultural Campus project and to repay the \$21.5 million debt obligation to the City; and the most recent, which occurred in 2005, in the amount of \$80.7 million to refinance the outstanding debt service on prior bond issues.



The City and Redevelopment Agency's commitment to upgrading and improving the area's infrastructure, addressing parking and circulation issues, and facilitating new development has fueled significant new private-sector investment in the area, evidenced by more than \$600 Million in new building permit activity since the area's inception.

### Work Plan

Since its success in attracting two convention-quality hotels, the Redevelopment Agency has been focusing its efforts on a number of initiatives aimed at upgrading the area's infrastructure, streets and parks, alleviating traffic and parking congestion and encouraging the production and presentation of arts and cultural activities in the area. In 2003, the Redevelopment Agency amended its Redevelopment Plan for City Center to specifically address these objectives in the context of the New World Symphony's expansion plans involving the 17<sup>th</sup> Street surface lots and the resulting impact to the Convention Center and businesses in the area.

To this end, the Redevelopment Agency's mission is to coordinate, implement and fund the Plan's objectives and to compliment the City's established vision:

- Cleaner and safer;

- Beautiful and vibrant;
- Mature, stable residential community with well improved infrastructure
- Cultural, entertainment and tourism capital; and International center for innovation culture and business; while
- Maximizing value to our community for the tax dollars paid.

The Redevelopment Agency's objective over the next five years shall focus on the planning and implementation of capital projects associated with, but not limited to the Master Plan for the expansion of the Convention Center, upgrading streetscapes and related infrastructure throughout City Center and increasing the inventory of parking facilities, including the pending construction of a new 460-space parking garage to be located on 23<sup>rd</sup> street and Collins Avenue, designed by world-renowned architect Zahra Hadid. The RDA shall also continue to fund public service enhancements provided for under the Community Policing Program as well as ensure the on-going maintenance of capital assets funded with TIF. It should be noted that that a majority of the capital enhancements set forth in the Redevelopment Plan and the 2002 Amendment thereto, have been completed and/or are currently underway, including the City Center Right-of-Way improvements, the City Hall Expansion Garage, the Collins Park Improvements and the development of the 17<sup>th</sup> Street surface lots into the New World Campus.

### Budget Highlights

- Based on the 2012 Certificate of Taxable Value from the Property Appraiser's Office, the preliminary value of property in City Center is actually projected to increase by 7.3% over 2012, marking the third year in a row; values seem to be back on the rise, following two years of decline. However, as in previous years, the City has received correspondence from the County, advising of the finalization of the tax roll for the prior year, which in the case of FY 2011/12, reflects a slight decrease from the preliminary valuation for the same year and will result in a corresponding adjustment/reduction in TIF revenues totaling \$168,000 for 2013/14 vs \$3.5 million for 2012/13.
- Additional sources of revenue include an estimated \$5.4 Million in Resort Tax contributions; a ½ mill levy in the amount of \$1.8 Million, to be set aside for the Children's Trust pursuant to an Interlocal Agreement, dated August 16, 2004 between the RDA, the City of Miami Beach and Miami-Dade County; and an estimated \$25,000 in Interest Income.
- Project-related expenses account for approximately \$28 Million which includes \$4.2 Million to be allocated for community policing initiatives in City Center to continue to provide enhanced levels of staffing and services throughout the area, and \$5 Million for maintenance of RDA capital projects. On-going and planned capital projects in City Center are projected to account for \$18.4 Million in the FY 2013/14 Budget, and generally include allocations for construction of the Collins Park Garage, City/Convention Center Right-of-Way, Storm Water Improvements, Lincoln Road Master Plan and improvements to Euclid Avenue. An additional \$67,000 is being proposed for capital renewal and replacement projects; including repairs and

maintenance to the Colony Theater. Additionally, \$305,000, in transfers to the Pennsylvania Avenue Shops and Garage are budgeted to offset the City's costs associated with the retail and parking operations.

- Administrative Expenses total \$1.9 Million, comprising a management fee of \$1,198,000 which is allocated to the General Fund to pay for direct and indirect staff support for the RDA; approximately \$650,000 set aside for on-going planning and consulting work related to the Convention Center expansion master plan; and \$25,000 for capital renewal and replacement projects under \$25,000. It should be noted that the Management Fee allocation is reflective of actual city resources applied to the operation of the RDA, as supported by the RSM McGladrey Cost Allocation Study, dated July 20, 2009. It should further be noted that Administrative and Operating expenses only account for less than three percent (3%) of the total budget, which is well below the 20% threshold level established (and permitted) in the Interlocal Agreement between the City and the County.
- The current combined debt service on the 2005 Series Bonds and the Parity Bonds accounts for approximately \$8.65 Million (\$8.4) Million annually. City Center also continues assuming debt service payments on the portion of the Gulf Breeze Loan used to pay for the Bass Museum expansion and renovation, and the portion of the Sunshine State Loan Program used for Lincoln Road improvements, which collectively account for approximately \$1.3 Million.
- Reserve line item expenditures include those items that, pursuant to the existing Bond Covenants, may only be expended once the annual debt service obligations have been met. These include the County's administrative fees, equivalent to 1.5% of its respective TIF payment; and the corresponding contribution to the City's General Fund; equivalent to 1.5% of the City's share of its TIF payment; and the remittance of the ½ mill tax levy back to the Children's Trust.



**Miami Beach Redevelopment Agency  
City Center Redevelopment Area  
Proposed FY 2013/14 Operating Budget**

	FY 10/11	FY 11/12	FY 2012/13	FY 13/14 Proposed	Budgeted Variance
	Actual	Actual	Adopted	Budget	From FY 12/13
<b>Revenues and Other Sources of Income</b>					
Tax Increment - City	\$ 18,377,618	\$ 18,337,693	\$ 18,188,000	\$ 18,934,000	\$ 746,000
Proj Adjustment to City Increment	(1,476,726)	(1,758,457)	(1,871,000)	(84,000)	1,777,000
Tax Increment - County	16,047,079	14,294,230	14,818,000	15,992,000	1,674,000
Proj Adjustment to County Increment	(1,262,884)	(1,387,157)	(1,036,000)	(74,000)	1,562,000
50% Contribution from Resort Tax	4,492,075	4,925,188	4,684,000	6,386,000	702,000
1/2 Mill Children's Trust Contribution	1,474,830	1,481,004	1,576,000	1,831,000	256,000
Interest Income	9,281	8,270	13,000	25,000	12,000
Fund Balance Reallocation (Non-TIF)	-	-	-	-	-
Fund Balance Renewal and Replacement	-	-	-	-	-
Other Income/Adjustments	-	6,496	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 37,663,781</b>	<b>\$ 35,924,964</b>	<b>\$ 36,771,000</b>	<b>\$ 43,000,000</b>	<b>\$ 6,229,000</b>
<b>Admin/Operating Expenses</b>					
Management fee (salaries & benefits)	\$ 841,624	\$ 952,889	\$ 976,000	\$ 1,013,000	\$ 87,000
Salaries and Benefits	-	659,601	605,000	455,000	80,000
Advertising & promotion	-	-	-	50,000	50,000
Postage, printing & mailing	81	-	3,000	3,000	-
Office supplies & equipment	2,548	2,260	4,000	4,000	-
Other Operating	-	-	-	1,000	1,000
Meetings & conferences	12	-	1,000	1,000	-
Dues & subscriptions	788	795	2,000	2,000	-
Licenses & Taxes	-	-	-	-	-
Audit fees	20,280	20,280	9,000	21,000	12,000
Professional & related fees	56,031	175,573	241,000	629,000	388,000
Repairs and Maintenance	-	-	60,000	25,000	(73,000)
Miscellaneous expenses	6,000	33,938	47,000	27,000	(20,000)
<b>Total Admin/Operating Expenses</b>	<b>\$ 1,026,244</b>	<b>\$ 1,276,814</b>	<b>\$ 1,446,000</b>	<b>\$ 1,861,000</b>	<b>\$ 515,000</b>
<b>Project Expenses</b>					
Community Policing 16B-1124	\$ 2,754,374	\$ 3,411,728	\$ 3,741,000	\$ 4,195,000	\$ 454,000
Capital Projects Maintenance	-	-	-	-	-
Property Mgmt: 16B-9984	990,358	1,013,473	\$1,149,000	1,176,000	33,000
Sanitation: 16B-8965	2,082,146	2,580,468	\$2,593,000	3,020,000	427,000
GreenSpace: 16B-9988	-	606,242	\$763,000	832,000	89,000
NWS Project/Lincoln Park Complex Contingency	-	-	-	-	-
NWS Project - Grant-In-Aid	15,000,000	-	-	-	-
Transfer to Penn Garage Parking	75,822	48,801	405,000	305,000	(100,000)
Transfer to Penn Garage Retail	25,148	947,112	-	-	-
Transfer to Renewal and Replacement	-	-	705,000	\$87,000	(630,000)
Transfer to Capital Projects	136,758	13,641,301	14,295,000	16,443,000	4,205,000
<b>Total Project Expenses</b>	<b>\$ 24,075,706</b>	<b>\$ 21,429,123</b>	<b>\$ 23,586,000</b>	<b>\$ 28,038,000</b>	<b>\$ 4,450,000</b>
<b>Reserve and Debt Service Obligations</b>					
Debt Service Cost - 2005 + Parity Bonds	\$ 8,393,254	\$ 8,548,106	\$ 8,416,000	\$ 8,550,000	\$ 136,000
Current Debt Service - Lincoln Rd Project	1,094,176	1,103,868	\$785,000	825,000	40,000
Current Debt Service - Bass Museum	506,869	502,740	503,000	547,000	44,000
Reserve for County Admin Fee	221,782	193,881	198,000	239,000	41,000
Reserve for OMB Contribution	253,531	248,719	261,000	283,000	22,000
Reserve for Children's Trust Contribution	1,474,830	1,481,004	1,576,000	1,831,000	256,000
Reserve for Collins Park Parking Garage	-	-	-	-	-
Repayment - Prior Yr Fund Balance	2,946,246	-	-	342,000	342,000
Reserve for Future Projects	-	-	-	984,000	984,000
<b>Total Reserve and Debt Service</b>	<b>\$ 14,889,679</b>	<b>\$ 13,529,624</b>	<b>\$ 11,737,000</b>	<b>\$ 13,091,000</b>	<b>\$ 1,264,000</b>
<b>TOTAL EXPENSES AND OBLIGATIONS</b>	<b>\$ 36,994,628</b>	<b>\$ 36,295,381</b>	<b>\$ 38,771,000</b>	<b>\$ 43,000,000</b>	<b>\$ 6,229,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 872,153</b>	<b>\$ (804,409)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Proposed FY 2013/14 Anchor Shops and Parking Garage Operating Budget

	FY 10/11 Actual	FY11/12 Actual	FY 2012/13 Adopted	FY 13/14 Proposed Budget	Variance
<b>Revenues:</b>					
Parking Operations	\$ 2,368,000	\$ 3,078,821	\$ 3,049,000	\$ 3,130,000	\$ 81,000
Retail Leasing	714,150	815,016	\$708,000	747,000	139,000
Interest Pooled Cash	39,216	13,897	\$26,000	18,000	(8,000)
<b>TOTAL REVENUES</b>	<b>\$ 3,121,366</b>	<b>\$ 3,708,734</b>	<b>\$ 3,783,000</b>	<b>\$ 3,895,000</b>	<b>\$ 212,000</b>
<b>Operating Expenses:</b>					
Parking Operations	\$ 1,652,841	\$ 1,204,876	\$ 2,025,000	\$ 2,078,000	\$ 53,000
Garage Use Fee (To Loans)	471,018	440,241	400,000	507,000	44,000
Garage Repairs and Maintenance	-	-	-	37,000	37,000
Retail Leasing Property Management Fee	76,917	62,619	62,000	-	(62,000)
Retail Leasing Repair & Maintenance	-	-	-	32,000	32,000
Retail Internal Service Charges	96,274	68,109	35,000	19,000	(18,000)
Retail Operations Depreciation	55,396	55,396	55,000	55,000	-
Management Fee to General Fund	189,074	196,740	223,000	224,000	1,000
Parking Operations Management Fee	189,074	196,740	223,000	224,000	1,000
Retail Leasing Management Fee to GF	-	-	14,000	10,000	(4,000)
Transfer to Renewal and Replacement	-	-	302,000	220,000	(82,000)
Transfer to Capital Projects	-	-	-	-	-
Reserve for Future Capital - Parking Operations	-	223,662	358,000	72,000	(286,000)
Reserve for Future Capital - Retail Operations	-	-	376,000	741,000	365,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,542,420</b>	<b>\$ 2,309,942</b>	<b>\$ 3,783,000</b>	<b>\$ 3,995,000</b>	<b>\$ 212,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 578,946</b>	<b>\$ 1,398,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Proposed FY 2013/14 Pennsylvania Ave Shops and Garage Operating Budget

	FY 10/11 Actual	FY11/12 Actual	FY 2012/13 Adopted	FY 13/14 Proposed Budget	Variance
<b>Revenues:</b>					
Parking Operations	\$ 470,683	\$ 818,881	\$ 820,000	\$ 866,000	\$ 136,000
Retail Leasing	-	147,123	374,000	550,000	(21,000)
Retail Transfer from RDA Operations	-	347,112	-	-	-
Parking Transfer from RDA Operations	102,070	346,000	405,000	305,000	(100,000)
Interest Pooled Cash	-	482	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 572,753</b>	<b>\$ 1,439,688</b>	<b>\$ 1,499,000</b>	<b>\$ 1,511,000</b>	<b>\$ 12,000</b>
<b>Operating Expenses:</b>					
Parking Operations Expenditures	\$ 300,727	\$ 723,029	\$ 802,000	\$ 822,000	\$ 20,000
Parking Admin/Base Fee	73,768	46,368	53,000	55,000	2,000
Garage Ground Lease	23,552	23,552	23,000	23,000	-
Parking Base Rent	23,552	23,552	23,000	23,000	-
Add'l/Percentage Rent	-	-	\$0	-	-
Garage Management Fee	-	\$47,604	\$47,000	61,000	14,000
Retail Additional Base Rent	-	\$15,593	\$278,000	229,000	(49,000)
Retail base Rent	-	\$276,448	31,000	136,000	85,000
Retail Admin Fee	-	11,137	-	-	-
Depreciation	-	\$11,851	-	-	-
Leasing Commissions	-	303,400	-	-	-
Admin Fee (GF)	-	3,064	\$53,000	51,000	(2,000)
Contingency	-	-	\$192,000	134,000	(58,000)
<b>TOTAL EXPENSES</b>	<b>\$ 398,047</b>	<b>\$ 1,481,645</b>	<b>\$ 1,499,000</b>	<b>\$ 1,511,000</b>	<b>\$ 12,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 182,606</b>	<b>\$ (2,167)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**CITY OF MIAMI BEACH  
REDEVELOPMENT AGENCY  
CAPITAL PLAN - FUNDING SUMMARY**

2014-2018

FUNDING	PROJECT NAME	Fiscal Year	2014/14	2014/15	2015/16	2016/17	2017/18	Figures	Total
385	City Center RHA Capital Fund								
10th St	10th St. Operational Improvements	032,000	0	0	0	0	0	0	032,000
17th St	17th Street Garage East Facade Repair	0	0	0	0	0	0	2,500,000	2,500,000
17th St	17th Street North Entry Plaza to West	0	0	0	0	0	0	2,000,000	2,000,000
21st St	21st St. Recreation Center Repairs and R	110,250	0	0	0	0	0	0	110,250
400 Block	400 Block Lincoln Rd Sign Improv Work	0	0	0	0	0	0	50,000	50,000
Arroyo	Arroyo Restoration Program Ph I	0	0	0	0	0	0	0	0
Arroyo	Arroyo Streetlight Pole Replacement	200,000	0	0	0	0	0	0	200,000
Animal	Animal Waste Disposal Facilities	25,000	0	0	0	0	0	0	25,000
Bass	Bass Museum Electrical Breaker Box Repla	30,000	0	0	0	0	0	0	30,000
Bass	Bass Museum Exterior Lighting Replacement	02,300	0	0	0	0	0	0	02,300
Bass	Bass Museum Generator Replacement	51,270	0	0	0	0	0	0	51,270
Bass	Bass Museum Heat Pump Replacement	80,225	0	0	0	0	0	0	80,225
Bass	Bass Museum HVAC Replacement	84,465	0	0	0	0	0	0	84,465
Bass	Bass Museum Hydraulic Elevator Reproduc	00,127	0	0	0	0	0	0	00,127
Bass	Bass Museum Interior Replacement	27,011	0	0	0	0	0	0	27,011
Bass	Bass Museum Light Controls and Insulation	0	3,750,000	3,750,000	0	0	0	0	7,500,000
Bass	Bass Museum Light Controls and Insulation	07,070	0	0	0	0	0	0	07,070
Bass	Bass Museum Weather Seal & Paint-MAR	27,475	0	0	0	0	0	0	27,475
Bass	Bass Museum Weather Seal & Paint-MAR	0,750	0	0	0	0	0	0	0,750
Bass	Bass Museum Lighting Retrofit	665,625	0	0	0	0	0	0	665,625
Bicycle	Bicycle Parking Phase I	33,750	0	0	0	0	0	0	33,750
Bicycle	Bicycle Parking Phase II	0,000	0	0	0	0	0	0	0,000
Call	Call Center Clubhouse Exterior Window	53,720	0	0	0	0	0	0	53,720
Call	Call Center Clubhouse Replace Gates-R&R	25,705	0	0	0	0	0	0	25,705
Call	Call Center Clubhouse Roof Replacement-R&R	105,600	0	0	0	0	0	0	105,600
Call	Call V-Night, Improv Historic Dist. R&R	17,420,370	12,231,000	0	0	0	0	0	16,199,370
City	City Center, 1st Legal Fees	0	0	0	0	0	0	0	0
City	City Center, Commercial Dist R&R	15,209,042	320,000	0	0	0	0	0	15,529,042
City	City W Club Room Installation/Alat	1,600	0	0	0	0	0	0	1,600
City	Citywide Wayfinding Signage System	431,540	0	0	0	0	0	0	431,540
Collins	Collins Canal Enhancement Project	0,000,000	0	0	0	0	0	0	0,000,000
Collins	Collins Park Auxiliary Improvements	4,000,000	0	0	0	0	0	0	4,000,000
Collins	Collins Park Parking Garage	12,424,271	12,242,000	0	0	0	0	0	24,666,271
Colony	Colony Theater Condenser Coil Replace	0	40,000	0	0	0	0	0	40,000
Colony	Colony Theater Roof Maintenance	0	27,000	0	0	0	0	0	27,000
Colony	Colony Theater Stage Lighting Retrofit	0	0	0	0	0	0	0	0
Convent	Convent Center Lincoln Rd Condensers	0	0	0	0	0	0	10,000,000	10,000,000
Convent	Convent Center	21,000	0	0	0	0	0	0	21,000
Convent	Convent Center Parking Garage II	0	0	0	0	0	0	12,400,000	12,400,000
Director	Director Signs in the City Center ROW	100,200	0	0	0	0	0	0	100,200
Hunting	Hunting Neighborhood Blvd Park C	762,000	0	0	0	0	0	0	762,000
Green	Green Center Lighting Fixtures and Vm	73,725	0	0	0	0	0	0	73,725
Lincoln	Lincoln Rd Highway Coring & Resurfacing	2,615,500	0	0	0	0	0	0	2,615,500

Lincoln Rd Landscaping/Lanox to Wash	180,000	0	0	0	0	0	0	180,000
Lincoln Rd. Mail Footprint Pump, Landscap	62,816	0	0	0	0	0	0	62,816
Lincoln Road Landscaping FY 13	180,000	0	0	0	0	0	0	180,000
Lincoln Road Mail ADA Pedestrian Pathway	87,500	0	0	0	0	0	0	87,500
Lincoln Road Mailer Plant Study	0	800,000	0	0	0	0	0	800,000
Lincoln Road Washplan Av to Lanox Ave	0	0	10,000,000	10,000,000	0	0	0	20,000,000
Miami Project 21 St A Capital Avenue	135,000	0	0	0	0	0	0	135,000
Miami City Ballet Emer Light Repl -R&R	82,860	0	0	0	0	0	0	82,860
Miami City Ballet Fire Alarm Syst -R&R	50,875	0	0	0	0	0	0	50,875
Miami City Ballet Fire Alarm Syst -R&R	298,288	0	0	0	0	0	0	298,288
Miami City Ballet Window Replacement-R&R	25,401	0	0	0	0	0	0	25,401
Postage/Jan Comm/Jan Signals Ph I	58,000	0	0	0	0	0	0	58,000
Pennsylvania (New World Symphony) Garage	17,005,135	0	0	0	0	0	0	17,005,135
Preferred Lot Parking Garage	0	0	0	0	0	0	70,000,000	70,000,000
Reserve - Euclid Ave Imp at Lincoln Rd	416,020	65,000	0	0	0	0	0	481,020
Seawall Rehabilitation/Gold/Colony Canal Cor	1,200,562	0	0	0	0	0	0	1,200,562
Trash Recycling	25,000	0	0	0	0	0	0	25,000
West Avenue/Boy Road Improvements	760,000	0	0	0	0	0	0	760,000
<b>Sum:</b>	<b>70,822,660</b>	<b>15,075,000</b>	<b>10,700,000</b>	<b>10,700,000</b>	<b>0</b>	<b>0</b>	<b>70,000,000</b>	<b>214,098,000</b>
<b>465 - RDA - Anchor Garage Fund</b>								
Anchor Garage A/C Replacement-R&R	66,020	0	0	0	0	0	0	66,020
Anchor Garage Elevator Replacement-R&R	357,895	0	0	0	0	0	0	357,895
Anchor Garage Repair and Upkeep	0	220,000	0	0	0	0	0	220,000
Anchor Garage Roof Replacement-R&R	85,045	0	0	0	0	0	0	85,045
Anchor Garage Structural Eng Study	0	26,000	0	0	0	0	0	26,000
Anchor Garage Fire System Replacement	75,045	0	0	0	0	0	0	75,045
Anchor Garage Closed Circuit Television System	172,000	0	0	0	0	0	0	172,000
Anchor Garage Bay on Foot (BDF) Machines	250,000	0	0	0	0	0	0	250,000
Anchor Garage Revenue Control Eqp Phase II	0	240,000	0	0	0	0	0	240,000
<b>Sum:</b>	<b>1,036,105</b>	<b>486,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,522,105</b>
<b>467 - Fund 467 Penn Garage</b>								
Anchor Garage Closed Circuit Television System	20,000	0	0	0	0	0	0	20,000
Anchor Garage Revenue Control Eqp Phase I	69,000	0	0	0	0	0	0	69,000
<b>Sum:</b>	<b>89,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89,000</b>

CITY OF MIAMI BEACH  
 REDEVELOPMENT AGENCY  
 2014 CAPITAL BUDGET - FUNDING SUMMARY

Attachment A

805 City Center RDA Capital Fund

Capitol Projects	
Collin Park Parking Garage	12,242,000
Bass Museum Interior Space Expansion	3,750,000
Reserve - Euclid Ayr-Insp at Lincoln Jct.	69,000
City Center - Commercial Dist BPPB	326,000
Lincoln Road Master Plan Study	500,000
City Center HA Level Fees	350,000
	<u>17,237,000</u>
Transfers to Capital	
Bass Museum Previous Capital Short Fall	1,046,285
RDA Capital Fund Balance Shortfall	2,990,128
Loss City Center HA profit to fund balance for closed out projects	<u>(2,231,000)</u>
Transfers to Capital Projects	18,443,000

FY2013/14 Budget Request- City Center RDA Property Management  
CITY OF MIAMI BEACH

Account Number	2013 Adopted Budget	2013 Dept Proj	2014 Adopted	14 Adp -13 Adp	2013 YTD Actuals	2012 Actuals
168 RDA City Center Operations						
9984 South Beach Area-Property Mgmt						
000100 PERSONNEL SERVICES						
000111 Salaries and Wages	332,062.00	333,790.00	344,000.00	11,835.00	182,596.00	327,821.00
000132 Shift Differential	0.00	600.00	0.00	0.00	474.00	563.00
000133 Steeplejack	100.00	100.00	100.00	0.00	48.00	89.00
000135 Overtime	22,284.00	10,000.00	10,000.00	12,284.00	3,500.00	6,777.00
000136 Holiday Pay+ Overtime	500.00	500.00	500.00	0.00	0.00	0.00
000139 Work Above Classification	2,000.00	1,000.00	500.00	1,500.00	12.00	0.00
000153 Allowances	1,400.00	1,400.00	2,000.00	600.00	529.00	1,053.00
000154 Uniforms	1,844.00	1,844.00	2,000.00	155.00	1,344.00	1,844.00
000160 401A Pension Contributions	4,248.00	4,248.00	4,400.00	152.00	2,360.00	4,189.00
000161 Retirement Contributions - Pension	81,226.00	81,226.00	102,000.00	20,774.00	0.00	56,015.00
000162 Health & Life Insurance	45,127.00	45,127.00	47,000.00	1,873.00	23,776.00	42,723.00
000163 Workmen's Compensation Pay	490.00	490.00	500.00	10.00	245.00	490.00
000165 Social Security Medicare	4,815.00	4,815.00	5,000.00	185.00	2,253.00	4,263.00
000166 FICA Alternative (457)	838.00	838.00	1,000.00	162.00	0.00	0.00
000167 OPEB Contributions	52,687.00	52,687.00	53,000.00	313.00	0.00	31,862.00
000168 OPEB pay-as-you-go	0.00	0.00	20,000.00	20,000.00	0.00	0.00
<b>Total PERSONNEL SERVICES</b>	<b>549,621.00</b>	<b>538,685.00</b>	<b>592,000.00</b>	<b>42,373.00</b>	<b>218,137.00</b>	<b>477,809.00</b>
000800 OPERATING EXPENDITURES						
000312 Professional Services	162,845.00	162,845.00	170,000.00	7,155.00	79,978.00	158,102.00
000316 Telephone	1,600.00	1,600.00	2,000.00	400.00	406.00	991.00
000325 Contract Maintenance	5,170.00	3,170.00	4,000.00	830.00	0.00	2,250.00
000342 Repairs/Maintenance-Supply	60,000.00	60,000.00	60,000.00	0.00	19,724.00	48,004.00
000343 Other Operating Expenditures	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00
000357 Employee Fringe Benefits	0.00	0.00	0.00	0.00	2,224.00	5,657.00
<b>Total OPERATING EXPENDITURES</b>	<b>228,615.00</b>	<b>226,615.00</b>	<b>237,000.00</b>	<b>8,385.00</b>	<b>102,632.00</b>	<b>215,094.00</b>
000500 INTERNAL CHARGES						
000502 Property Mgmt-Internal Svc	307,263.00	307,263.00	315,000.00	7,737.00	163,568.00	273,363.00
000503 Fleet Management-Internal Svc	5,502.00	5,502.00	2,000.00	3,502.00	3,341.00	7,151.00
000505 Self Insurance-Internal Svc	51,385.00	51,385.00	50,000.00	21,385.00	25,692.00	40,174.00

Account Number	2013 Adopted Budget	2013 Dept Proj	2014 Adopted	14 Adp - 13 Adp	2013 YTD Actuals	2012 Actuals
000513 Fleet/Accidents-Internal Svc	0.00	0.00	0.00	0.00	0.00	222.00
Total INTERNAL CHARGES	364,150.00	364,150.00	347,000.00	17,150.00	192,591.00	320,530.00
000600 CAPITAL EXPENDITURES	0.00	17,500.00	0.00	0.00	17,500.00	0.00
000874 Machinery & Equipment	0.00	17,500.00	0.00	0.00	17,500.00	0.00
Total CAPITAL EXPENDITURES	0.00	17,500.00	0.00	0.00	17,500.00	0.00
000900 SAVINGS	614.00	70.00	0.00	614.00	0.00	0.00
000999 Department Savings	614.00	70.00	0.00	614.00	0.00	0.00
Total SAVINGS	614.00	70.00	0.00	614.00	0.00	0.00
Total South Beach Area-Property Mgmt	1,143,000.00	1,149,000.00	1,176,000.00	33,000.00	530,560.00	1,013,473.00
Total RDA City Center Operations	1,143,000.00	1,149,000.00	1,176,000.00	33,000.00	530,560.00	1,013,473.00
Grand Total	1,143,000.00	1,149,000.00	1,176,000.00	33,000.00	530,560.00	1,013,473.00

City Center RDA Sanitation FY2013/14 Budget Request  
CITY OF MIAMI BEACH

Account Number	2013 Adopted	2013 Dept Proj	2014 Adopted	14 App-13 Adp	2013 YTD Actuals	2012 Actuals
156 RDA City Center Operations						
9985 RDA City Center Sanitation						
000100 PERSONNEL SERVICES						
000111 Salaries and Wages	56,943.00	0.00	0.00	56,043.00-	0.00	0.00
000154 Uniforms	700.00	0.00	0.00	700.00-	0.00	0.00
000162 Health & Life Insurance	9,664.00	0.00	0.00	9,664.00-	0.00	0.00
000165 Social Security/Medicare	813.00	0.00	0.00	813.00-	0.00	0.00
<b>Total PERSONNEL SERVICES</b>	<b>66,220.00</b>	<b>0.00</b>	<b>0.00</b>	<b>66,220.00-</b>	<b>0.00</b>	<b>0.00</b>
000300 OPERATING EXPENDITURES						
000316 Telephone	520.00	300.00	0.00	520.00-	0.00	0.00
000342 Repairs/Maintenance Supply	2,474,540.00	2,827,000.00	3,020,000.00	545,460.00	0.00	2,560,468.00
<b>Total OPERATING EXPENDITURES</b>	<b>2,475,060.00</b>	<b>2,827,300.00</b>	<b>3,020,000.00</b>	<b>544,940.00</b>	<b>0.00</b>	<b>2,560,468.00</b>
000500 INTERNAL CHARGES						
<b>Total INTERNAL CHARGES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
000600 CAPITAL EXPENDITURES						
000673 Motor Vehicles	20,000.00	20,000.00	0.00	20,000.00-	0.00	0.00
000674 Machinery & Equipment	14,260.00	14,260.00	0.00	14,260.00-	0.00	0.00
<b>Total CAPITAL EXPENDITURES</b>	<b>34,260.00</b>	<b>34,260.00</b>	<b>0.00</b>	<b>34,260.00-</b>	<b>0.00</b>	<b>0.00</b>
000900 SAVINGS						
000999 Department Savings	17,460.00	0.00	0.00	17,460.00-	0.00	0.00
<b>Total SAVINGS</b>	<b>17,460.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,460.00-</b>	<b>0.00</b>	<b>0.00</b>
<b>Total RDA City Center Sanitation</b>	<b>2,593,000.00</b>	<b>2,861,560.00</b>	<b>3,020,000.00</b>	<b>427,000.00</b>	<b>0.00</b>	<b>2,560,468.00</b>
<b>Total RDA City Center Operations</b>	<b>2,593,000.00</b>	<b>2,861,560.00</b>	<b>3,020,000.00</b>	<b>427,000.00</b>	<b>0.00</b>	<b>2,560,468.00</b>

Account Number	2013 Adopted	2013 Dept Proj	2014 Adopted	14 Adp-13 App	2013 YTD Actuals	2012 Actuals
Grand Total	2,593,000.00	2,891,560.00	3,020,000.00	423,000.00	0.00	2,560,468.00

RDA City Center Greenspace F. 2013/14 Budget Request  
 CITY OF MIAMI BEACH  
 Scenario: Adopted

Account Number	2013 Adopted	2013 Dept Proj	2014 Adopted	14 Rqst - 13 Adp	2013 YTD Actuals	2012 Actuals
168 RDA City Center Operations						
9966 RDA City Center Greenspace						
000100 PERSONNEL SERVICES						
000111 Salaries and Wages	206,447.00	100,625.00	132,000.00	74,447.00	56,463.00	142,831.00
000153 Steeplejack	1,200.00	1,500.00	1,200.00	0.00	848.00	1,465.00
000135 Overtime	500.00	3,300.00	500.00	0.00	3,742.00	3,194.00
000136 Holiday Pay - Overtime	250.00	600.00	300.00	50.00	166.00	523.00
000139 Work Above Classification	0.00	600.00	0.00	0.00	284.00	598.00
000161 Retirement Contributions - Pension	50,501.00	50,501.00	59,000.00	41,501.00	0.00	0.00
000162 Health & Life Insurance	26,975.00	26,975.00	25,000.00	1,975.00	10,540.00	22,802.00
000165 Social Security Medicare	2,994.00	2,994.00	2,000.00	994.00	822.00	1,985.00
000168 OPEB pay-as-you-go	0.00	0.00	7,000.00	7,000.00	0.00	0.00
Total PERSONNEL SERVICES	268,867.00	187,095.00	207,000.00	81,867.00	72,865.00	172,938.00
000300 OPERATING EXPENDITURES						
000312 Professional Services	439,288.00	439,288.00	590,000.00	150,712.00	166,457.00	290,845.00
000342 Repairs/Maintenance/Supply	10,500.00	10,500.00	11,000.00	500.00	1,014.00	7,648.00
000344 Other Operating Expenditures	23,500.00	23,500.00	24,830.00	500.00	4,881.00	20,560.00
Total OPERATING EXPENDITURES	473,288.00	473,288.00	625,830.00	151,712.00	172,352.00	319,051.00
000900 SAVINGS						
000999 Department Savings	845.00	845.00	0.00	845.00	0.00	0.00
Total SAVINGS	845.00	845.00	0.00	845.00	0.00	0.00
Total RDA City Center Greenspace	763,000.00	661,228.00	832,000.00	69,000.00	245,227.00	481,989.00
Total RDA City Center Operations	763,000.00	661,228.00	832,000.00	69,000.00	245,227.00	481,989.00
Grand Total	763,000.00	661,228.00	832,000.00	69,000.00	245,227.00	481,989.00



FY2014 Budget Police City Center RDA  
CITY OF MIAMI BEACH

Account Number	2013 Adopted Budget	2013 Dept Proj	2014 Adopted	14-Adp - 13 Adp	2013 YTD Actuals	2012 Actuals
168 RDA City Center Operations						
1124 Police- CCHCY RDA						
000100 PERSONNEL SERVICES						
000111 Salaries and Wages	1,125,241.00	1,071,455.00	1,157,000.00	31,759.00	607,606.00	1,097,789.00
000132 Shift Differential	30,000.00	26,405.00	30,000.00	0.00	14,294.00	21,587.00
000135 Overtime	350,000.00	348,146.00	400,000.00	50,000.00	142,675.00	452,974.00
000136 Holiday Pay - Overtime	19,000.00	17,793.00	19,000.00	0.00	11,010.00	19,949.00
000137 Court Overtime	55,000.00	75,801.00	75,000.00	20,000.00	50,569.00	47,748.00
000138 Police/Fire Educational Suppl	7,500.00	7,747.00	8,000.00	300.00	4,376.00	7,361.00
000139 Work Above Classification	4,000.00	1,851.00	3,000.00	1,000.00	659.00	2,822.00
000153 Allowances	23,146.00	28,440.00	30,000.00	6,854.00	15,690.00	25,961.00
000154 Uniforms	12,000.00	12,000.00	12,000.00	0.00	0.00	1,366.00
000161 Retirement Contributions - Pension	829,088.00	829,088.00	807,000.00	22,088.00	0.00	700,083.00
000162 Health & Life Insurance	147,821.00	165,359.00	170,000.00	22,179.00	86,402.00	116,171.00
000165 Social Security Medicare	15,890.00	16,890.00	17,000.00	110.00	13,037.00	22,089.00
000166 FICA Alternative (487)	0.00	0.00	0.00	0.00	2,289.00	1,767.00
000167 OPEB Contributions	207,000.00	207,000.00	207,000.00	0.00	0.00	160,800.00
000168 OPEB pay-ss-york-ga	0.00	0.00	106,000.00	106,000.00	0.00	0.00
<b>Total PERSONNEL SERVICES</b>	<b>2,828,638.00</b>	<b>2,807,925.00</b>	<b>3,041,000.00</b>	<b>214,394.00</b>	<b>946,537.00</b>	<b>2,617,767.00</b>
000300 OPERATING EXPENDITURES						
000316 Telephone	5,000.00	4,500.00	5,000.00	0.00	863.00	2,462.00
000323 Rent-Building & Equipment	7,500.00	7,900.00	8,000.00	440.00	1,680.00	6,722.00
000325 Contract Maintenance	15,000.00	15,000.00	7,000.00	8,000.00	325.00	6,755.00
000326 Capital Purchases not Capitalized	0.00	0.00	0.00	0.00	0.00	39,541.00
000341 Office Supplies	2,500.00	2,000.00	1,000.00	1,500.00	0.00	10.00
000342 Repairs/Maintenance Supply	28,000.00	22,000.00	10,000.00	18,000.00	863.00	4,036.00
000343 Other Operating Expenditures	35,000.00	35,000.00	35,000.00	1,000.00	540.00	38,226.00
000349 Other Contractual Services	498,574.00	488,574.00	493,000.00	574.00	192,853.00	429,296.00
000357 Employee Fringe Benefits	0.00	0.00	0.00	0.00	0.00	34,508.00
000358 Subscriptions	442.00	442.00	0.00	442.00	0.00	0.00
000367 Training & Awards	15,000.00	15,000.00	8,000.00	7,000.00	0.00	679.00
<b>Total OPERATING EXPENDITURES</b>	<b>607,076.00</b>	<b>599,516.00</b>	<b>573,000.00</b>	<b>34,076.00</b>	<b>197,124.00</b>	<b>562,036.00</b>

Account Number	2013 Adopted Budget	2013 Dept Proj	2014 Adopted	14 Adp - 13 Adp	2013 YTD Actuals	2012 Actuals
000500 INTERNAL CHARGES						
000503 Fleet Management-Internal Svc	34,194.00	34,194.00	54,000.00	19,806.00	59,412.00	86,364.00
000504 Telecomm/Telephone Systems/ City WiFi	43,813.00	43,813.00	41,000.00	2,813.00	21,906.00	276.00
000505 Self Insurance-Internal Svc	165,324.00	165,324.00	98,000.00	68,324.00	82,662.00	136,140.00
000506 Applications/ Computer Hardware/ Network	54,025.00	54,025.00	55,000.00	875.00	27,012.00	0.00
000507 Radio System/ Handheld Devices	7,845.00	7,845.00	7,000.00	845.00	3,923.00	6,812.00
000513 Fleet Accidents-Internal Svc	1,500.00	1,500.00	2,000.00	500.00	0.00	2,334.00
Total INTERNAL CHARGES	306,701.00	306,701.00	258,000.00	48,701.00	194,915.00	231,925.00
000600 CAPITAL EXPENDITURES						
Total CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
000600 SAVINGS						
000609 Department Savings	687.00	0.00	323,000.00	322,413.00	0.00	0.00
Total SAVINGS	687.00	0.00	323,000.00	322,413.00	0.00	0.00
Total Police-CCHCY RDA	3,741,000.00	3,714,142.00	4,195,000.00	454,000.00	1,340,626.00	3,411,727.00
Total RDA City-Center Operations	3,741,000.00	3,714,142.00	4,195,000.00	454,000.00	1,340,626.00	3,411,727.00
Grand Total	3,741,000.00	3,714,142.00	4,195,000.00	454,000.00	1,340,626.00	3,411,727.00

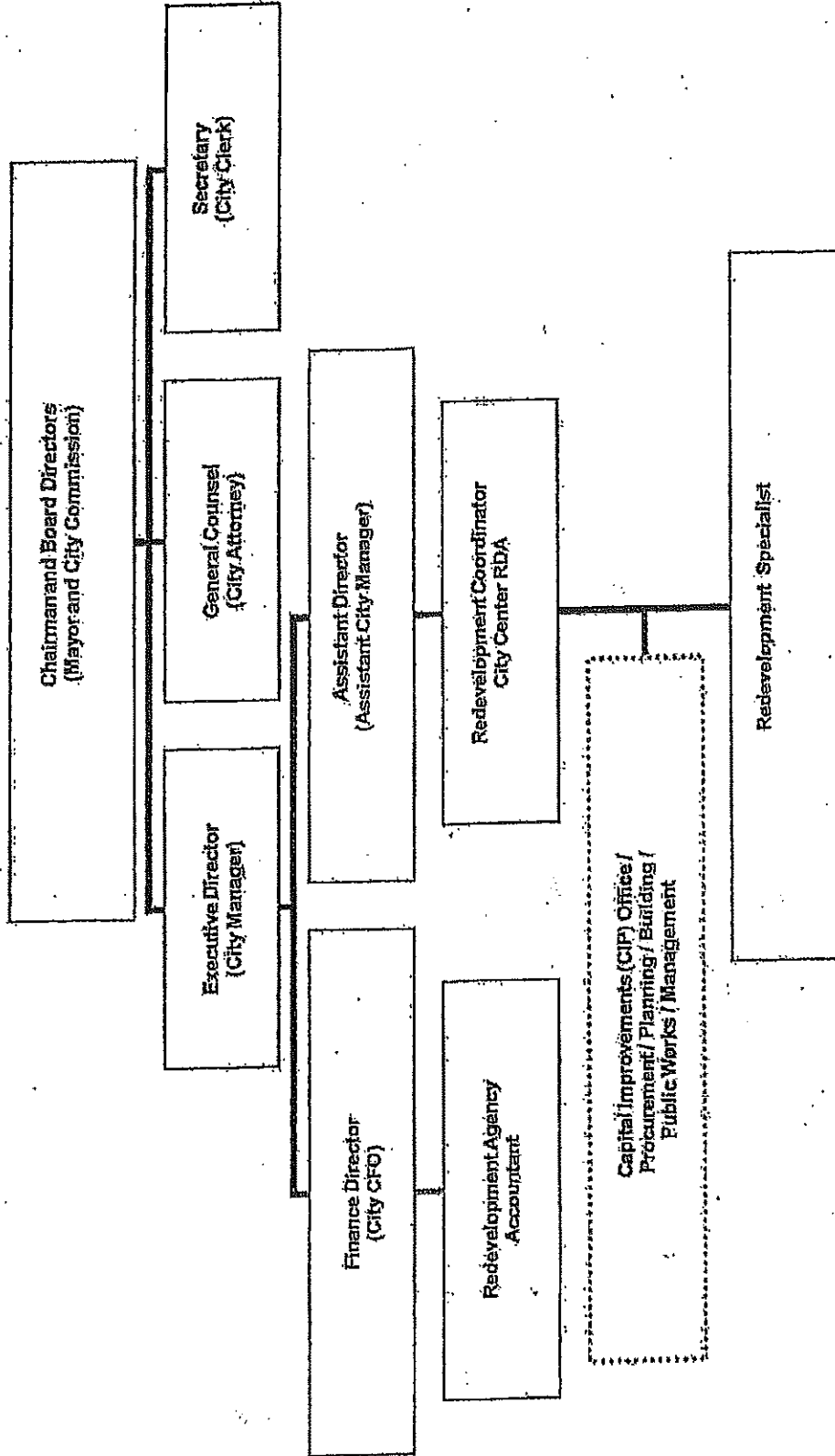
**CITY OF MIAMI BEACH  
REDEVELOPMENT AGENCY  
FUNCTIONAL ORGANIZATIONAL CHART**

Fiscal Year 2013/2014

FUND: RDA

DEPARTMENT: REDEVELOPMENT AGENCY

DIVISION: City Manager's Office



RESOLUTION NO. 598-2013

**A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ADOPTING AND APPROPRIATING THE OPERATING BUDGET FOR THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE AND THE PENNSYLVANIA AVENUE SHOPS AND PARKING GARAGE FOR FISCAL YEAR 2013/14**

WHEREAS, the proposed City Center Redevelopment Area Budget has been prepared to coincide with the overall City budget process; and

WHEREAS, the proposed City Center Redevelopment Area Budget reflects anticipated construction project costs in addition to operating and debt service costs for the fiscal year; and

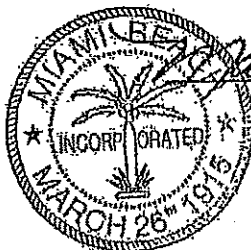
WHEREAS, the proposed budgets for the Anchor Shops and Parking Garage and the Pennsylvania Avenue Shops and Garage have been included as separate schedules to the City Center Redevelopment Area Budget, reflecting projected revenues and operating expenses for the fiscal year; and

WHEREAS, the Executive Director recommends approval of the proposed Fiscal Year 2013/14 budgets for the City Center Redevelopment Area, as well as for the Anchor Shops and Parking Garage and the Pennsylvania Avenue Shops and Garage; and

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members hereby adopt and appropriate the operating budget for the City Center Redevelopment Area, the Anchor Shops and Parking Garage and the Pennsylvania Avenue Shops and Garage for Fiscal Year 2013/14, as follows:

City Center Redevelopment Area	\$43,000,000
Anchor Garage Parking Operations	\$3,130,000
Anchor Garage Retail Operations	\$857,000
Pennsylvania Avenue Garage Parking Operations	\$961,000
Pennsylvania Avenue Garage Retail Operations	\$550,000

PASSED AND ADOPTED THIS SEPTEMBER 30<sup>TH</sup> DAY OF 2013.



*Christine H. Lower*  
CHAIRPERSON

ATTEST:

*[Signature]*  
SECRETARY

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

KB:MS:

*[Signature]* 9/27/13  
Redevelopment Agency  
General Counsel

## MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY

**Condensed Title:**

A Resolution of the Chairperson and Members of the Miami Beach Redevelopment Agency adopting and appropriating the operating budgets for the City Center Redevelopment Area, the Anchor Shops and Parking Garage and the Pennsylvania Avenue Shops and Garage for Fiscal Year 2013/14.

**Key Intended Outcome Supported:**

Improve the City's overall financial health and maintain overall bonding

**Supporting Data (Surveys, Environmental Scan, etc.):**

One of the City's Key Intended Outcomes is to ensure well designed and well maintained capital projects and infrastructures. In keeping with this goal, approximately 53 percent or \$19.5 million of the proposed Budget for City Center is being allocated towards capital expenditures including new capital projects, renewal and replacement, and maintenance of existing RDA capital infrastructures.

**Item Summary/Recommendation:**

The proposed budget for the City Center Redevelopment Area for Fiscal Year 2013/14 has been prepared to coincide with the overall City budget process, and is being presented to assist in providing a comprehensive overview of the district. Additionally, the revenues and expenses associated with the operations of the Anchor Shops and Parking Garage as well as the Pennsylvania Avenue Shops and Garage are presented as separate schedules so as to eliminate any perception that proceeds from the Facility's operations are pooled with TIF and other Trust Fund revenues.


Based on the 2013 Certification of Taxable Value from the Property Appraiser's Office, the preliminary value of property in City Center is projected to increase by 7.3% over 2012. However, as in previous years, the City has received correspondence from the County, advising of the finalization of the tax roll for the prior year, which in the case of FY 2011/12, reflects a slight decrease from the preliminary valuation for the same year and will result in a corresponding adjustment/reduction in TIF revenues totaling \$168,000 for 2013/14 vs \$3.5 million for 2012/13. Additional sources of revenue include an estimated \$6.4 million in Resort Tax contributions, a 1/2 mill levy in the amount of \$1.8 million, to be set aside for the Children's Trust pursuant to an Interlocal Agreement, dated August 16, 2004 between the RDA, the City of Miami Beach and Miami-Dade County; and an estimated \$25,000 in interest income. The proposed FY 2013/14 City Center Redevelopment Area Budget of \$48,000,000 is \$94,000 less than the proposed budget recommended by the Executive Director on September 11, 2011. This decrease is a result of a reduction in the Citywide millage rate of .0276 by the Mayor and Commission at its workshop held September 23, 2013.

In order to address the existing and future obligations of the Redevelopment Area, it is recommended that the Redevelopment Agency adopt the attached Resolution which establishes the operating budgets for the City Center Redevelopment Area, the Anchor Shops and Parking Garage and the Pennsylvania Avenue Shops and Garage for FY 2013/14.

**Advisory Board Recommendation:**

N.A.

**Financial Information:**

Source of Funds:		Amount	Account
	1	\$43,000,000	City Center Redevelopment Area Fund
	2	\$ 3,995,000	Anchor Shops and Parking Garage Operations
	3	\$ 1,511,000	Pennsylvania Avenue Shops and Garage Operations
OBPI	Total	\$48,506,000	

**Financial Impact Summary:**

**City Clerk's Office Legislative Tracking:**

Max Sklar, Georgette Daniels and John Woodruff

**Sign-Offs:**

	RDA Coordinator	Budget Director	Assistant Director (RDA)	Executive Director (RDA)
MAS			KGB 	JLM 

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**MIAMI BEACH**

AGENDA ITEM 1A  
DATE 9-30-13



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139; www.miamibeachfl.gov

## REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Members of the Miami Beach Redevelopment Agency

FROM: Jimmy L. Morales, Executive Director

DATE: September 30, 2013

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING AND APPROPRIATING THE OPERATING BUDGETS FOR THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE AND THE PENNSYLVANIA AVENUE SHOPS AND GARAGE FOR FISCAL YEAR 2013/14.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### ANALYSIS

The proposed budget for the City Center Redevelopment Area (RDA) for Fiscal Year 2013/14 has been prepared to coincide with the overall City budget process, and is being presented today to assist in providing a comprehensive overview of the district. Please refer to Attachment A for the proposed budget details.

#### *Revenues*

Based on the 2013 Certification of Taxable Value from the Property Appraiser's Office, the preliminary value of property in City Center is projected to increase by 7.3% over 2012, marking the third year in a row values have increased; values seem to be back on the rise, following two years of decline. However, as in previous years, the City has received correspondence from the County, advising of the finalization of the tax roll for the prior year, which in the case of FY 2011/12, reflects a slight decrease from the preliminary valuation for the same year and will result in a corresponding adjustment/reduction in TIF revenues totaling \$168,000 for 2013/14 versus \$3.5 million for 2012/13.

Additional sources of revenue include an estimated \$5.4 million in Resort Tax contributions; a ½ mill levy in the amount of \$1.8 million, to be set aside for the Children's Trust pursuant to an Interlocal Agreement, dated August 16, 2004 between the RDA, the City of Miami Beach and Miami-Dade County; and an estimated \$25,000 in interest income.

#### *Expenditures*

Project-related expenses account for approximately \$28 million, which includes \$4.2 million to be allocated for community policing initiatives in the City Center to continue providing enhanced levels of staffing and services throughout the area, and \$4.9 million for maintenance of RDA capital

projects. On-going and planned capital projects in the City Center are projected to account for \$18.4 million in the FY 2013/14 Budget, and include allocations for construction of the Collins Park Garage, the Bass Museum Interior Expansion and Lincoln Road Master Plan Study. This also includes \$1.556 million as a transfer to cover prior capital fund balance deficits.

An additional \$287,000 is being proposed for capital renewal and replacement projects; including repairs and maintenance to certain City-owned projects and facilities, including the Anchor Garage and Colony Theater. Additionally, \$305,000 in transfers to the Pennsylvania Avenue Shops and Garage are budgeted to offset the RDA's costs associated with the retail and parking operations.

Administrative Expenses total \$2 million, comprising a management fee of \$1,043,000 which is allocated to the General Fund to pay for direct and indirect staff support for the RDA; \$61,000 for actual operating expenses; approximately \$629,000 set aside for on-going planning and consulting work related to the Convention Center expansion master plan; and \$25,000 for capital renewal and replacement projects under \$25,000. It should be noted that the Management Fee allocation is reflective of actual city resources applied to the operation of the RDA, as supported by the RSM McGladrey Cost Allocation Study, dated July 20, 2009. It should further be noted that Administrative and Operating expenses only account for less than four percent (4%) of the total budget, which is well below the 20% threshold level established (and permitted) in the Interlocal Agreement between the City and the County.

The current combined debt service on the 2005 Series Bonds and the Parity Bonds accounts for approximately \$8.5 million annually. City Center also continues assuming debt service payments on the portion of the Gulf Breeze Loan used to pay for the Bass Museum expansion and renovation, and the portion of the Sunshine State Loan Program used for Lincoln Road improvements, which collectively account for approximately \$1.3 million.

Reserve line item expenditures include those items that, pursuant to the existing Bond Covenants, may only be expended once the annual debt service obligations have been met. These include the County's administrative fees, equivalent to 1.5% of its respective TIF payment; and the corresponding contribution to the City's General Fund, equivalent to 1.5% of the City's share of its TIF payment; and the remittance of the ½ mill tax levy back to the Children's Trust.

The revenues and expenses associated with operations of the newly opened Pennsylvania Avenue Shops and Garage and the Anchor Shops and Parking Garage are presented as separate schedules in order to eliminate any perception that proceeds from the facilities' operations are pooled with TIF and other Trust Fund revenues;

#### **Anchor Shops and Parking Garage**

Garage revenues at the Anchor Garage are projected at approximately \$3.1 million, with operating expenses, (including depreciation, contractual revenue-sharing obligations with Loews and general fund administrative fees), of approximately \$2.6 million and reserves of \$72,000. The Anchor retail operations is expected to generate \$857,000 in revenues, including interest, with operating expenses associated with the retail management contract, related reimbursable expenditures, and depreciation totaling \$116,000, as well as projected reserves of \$741,000.

#### **Pennsylvania Avenue Shops and Garage**

In consideration of the fact that the Pennsylvania Avenue Shops and Garage was built by the RDA on City-owned property, the operation of the facility has been structured in the form of a ground lease between the City and the RDA, providing terms for both the Garage and Retail operations.

The garage operations include base rent and an administrative fee, consistent with that of the Anchor Garage, Parking's operational fee, and revenue sharing between the City and the RDA. The Retail operations also include base rent and an administrative fee, as well as a retail lease rate based on 2010 retail market cap rates. The retail operations also include revenue sharing between the City and the RDA.

Based on estimates of the garage's current-year operating results, and taking into consideration the successful execution of a lease agreement with Penn 17, LLC., for the entire retail space, the facility is anticipated to generate \$1,500,000 in revenues in FY 2013/14, comprising \$666,000 in parking revenues and \$834,000 in retail income. However, since the facility is still anticipated to operate at a loss during FY 2013/14, the RDA plans to subsidize its operations through a transfer of \$306,000 to the parking operations. Expenses for the facility are budgeted at \$1.5 Million, comprising \$900,000 in direct operating costs for the garage and \$611,000 in lease term-related obligations.

### CONCLUSION

The proposed FY 2013/14 City Center Redevelopment Area Budget of \$43,000,000 is \$94,000 less than the proposed budget recommended by the Executive Director on September 11, 2011. This decrease is a result of a reduction in the citywide millage rate of .0275 by the Mayor and Commission at its workshop held September 29, 2013. This millage reduction decreases the TIF revenues paid to the City Center Redevelopment Area by the City of Miami Beach. This reduction in revenues was offset by a reduction in the expenditure line "Reserve for Future Capital Projects."

In order to address the existing and future obligations in the Redevelopment Area, it is recommended that the Redevelopment Agency adopt the attached Resolution, which establishes the operating budgets for the City Center Redevelopment Area, the Anchor Shops and Parking Garage, and the Pennsylvania Avenue Shops and Garage for FY 2013/14.

JLM/KCE/MS

Attachment  
T:\AGENDA\2013\September 30\RDA Budget memo 2013\_14.doc



**Miami Beach Redevelopment Agency  
City Center Redevelopment Area  
Proposed FY 2013/14 Operating Budget**

	FY 10/11	FY 11/12	FY 2012/13	FY 2014 Proposed	Budgeted Variance
	Actual	Actual	Adopted	Budget	From FY 12/13
<b>Revenues and Other Sources of Income</b>					
Tax Increment - City	\$ 18,377,818	\$ 18,337,093	\$ 19,108,000	\$ 19,934,000	\$ 748,000
Proj Adjustment to City Increment	(1,475,728)	(1,756,457)	(1,874,000)	(84,000)	1,777,000
Tax Increment - County	18,047,078	14,281,238	14,818,000	15,982,000	1,174,000
Proj Adjustment to County Increment	(1,282,384)	(1,387,157)	(1,638,000)	(74,000)	1,582,000
60% Contribution from Resort Tax	4,482,075	4,028,188	4,684,000	5,386,000	702,000
'12 Mill Children's Trust Contribution	1,474,036	1,481,004	1,575,000	1,831,000	256,000
Interest Income	8,281	8,278	13,000	25,000	12,000
Fund Balance Reconciliation (Non-TIF)	-	-	-	-	-
Fund Balance Renewal and Replacement	-	-	-	-	-
Other Income/Adjustments	-	6,188	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 37,043,791</b>	<b>\$ 35,924,061</b>	<b>\$ 38,771,000</b>	<b>\$ 48,008,000</b>	<b>\$ 6,229,000</b>
<b>Admin/Operating Expenses</b>					
Management fee (salaries & benefits)	\$ 841,524	\$ 882,888	\$ 876,000	\$ 1,043,000	\$ 87,000
Salaries and benefits	-	\$ 559,601	\$ 565,000	\$ 156,000	\$ 80,000
Advertising & promotion	-	-	-	\$ 50,000	\$ 50,000
Postage, printing & mailing	81	-	3,000	3,000	-
Office supplies & equipment	2,649	2,268	4,000	4,000	-
Other Operating	-	-	-	1,000	1,000
Meetings & conferences	12	-	1,000	1,000	-
Dues & subscriptions	788	795	2,000	2,000	-
Licenses & Taxes	-	-	-	-	-
Audit fees	20,280	20,280	8,000	21,000	12,000
Professional & related fees	88,031	175,373	241,000	829,000	389,000
Repairs and Maintenance	-	31,489	88,000	25,000	(73,000)
Miscellaneous expenses	5,800	33,938	47,000	27,000	(20,000)
<b>Total Admin/Operating Expenses</b>	<b>\$ 1,028,244</b>	<b>\$ 1,276,814</b>	<b>\$ 1,446,000</b>	<b>\$ 1,991,000</b>	<b>\$ 515,000</b>
<b>Project Expenses</b>					
Commonly Funding 188-1124	\$ 2,754,374	\$ 3,411,728	\$ 3,741,000	\$ 4,195,000	\$ 454,000
Capital Projects Maintenance:					
Property Mgmt; 188-0864	890,358	1,013,473	\$ 1,143,000	1,176,000	83,000
Sanitation; 188-0885	2,082,148	2,580,460	\$ 2,583,000	3,020,000	427,000
GreenSpace; 188-9868	-	506,242	\$ 783,000	832,000	89,000
NW5 Project/ Lincoln Park Complex Contingency	-	-	-	-	-
NW5 Project - Grant-in-Aid	15,000,000	-	-	-	-
Transfer to Penn Garage Parking	75,822	48,801	405,000	308,000	(100,000)
Transfer to Penn Garage Retail	26,448	347,112	-	-	-
Transfer to Renewal and Replacement	-	-	705,000	\$ 87,000	(698,000)
Transfer to Capital Projects	136,758	13,541,301	14,238,000	18,443,000	4,205,000
<b>Total Project Expenses</b>	<b>\$ 21,075,708</b>	<b>\$ 21,429,123</b>	<b>\$ 23,888,000</b>	<b>\$ 28,038,000</b>	<b>\$ 4,480,000</b>
<b>Reserve and Debt Service Obligations</b>					
Debt Service Cost - 2005 4 Party Bonds	\$ 8,383,254	\$ 8,548,105	\$ 8,416,000	\$ 8,660,000	\$ 135,000
Current Debt Service - Lincoln Rd Project	1,094,178	1,103,988	\$ 785,000	\$ 826,000	40,000
Current Debt Service - Bass Museum	505,850	502,748	503,000	547,000	44,000
Reserve for County Admin Fee	221,782	183,881	188,000	238,000	41,000
Reserve for CMB Contribution	263,531	248,718	261,000	283,000	22,000
Reserve for Children's Trust Contribution	1,474,830	1,481,004	1,575,000	1,831,000	256,000
Reserve for Collins Park Parking Garage	-	1,461,823	-	-	-
Repayment Prior Yr Fund Balance	2,046,248	-	-	342,000	342,000
Reserve for Future Projects	-	-	-	384,000	384,000
<b>Total Reserve and Debt Service</b>	<b>\$ 14,899,678</b>	<b>\$ 13,529,624</b>	<b>\$ 11,797,000</b>	<b>\$ 13,091,000</b>	<b>\$ 1,284,000</b>
<b>TOTAL EXPENSES AND OBLIGATIONS</b>	<b>\$ 36,801,628</b>	<b>\$ 36,258,361</b>	<b>\$ 38,771,000</b>	<b>\$ 43,000,000</b>	<b>\$ 5,229,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 872,153</b>	<b>\$ (310,499)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Proposed FY 2013/14 Anchor Shops and Parking Garage Operating Budget**

	FY 10/11 Actual	FY 11/12 Actual	FY 2012/13 Adopted	FY 13/14 Proposed Budget	Variance
<b>Revenues:</b>					
Parking Operations	\$ 2,988,000	\$ 3,079,821	\$ 3,049,000	\$ 3,130,000	\$ 81,000
Retail Leasing	714,150	615,016	\$708,000	\$47,000	139,000
Interest Pooled Cash	88,216	13,887	\$25,000	10,000	(6,000)
<b>TOTAL REVENUES</b>	<b>\$ 3,121,366</b>	<b>\$ 3,708,724</b>	<b>\$ 3,783,000</b>	<b>\$ 3,987,000</b>	<b>\$ 212,000</b>
<b>Operating Expenses:</b>					
Parking Operations	\$ 1,662,841	\$ 1,284,878	\$ 2,025,000	\$ 2,078,000	\$ 53,000
Garage Use Fee (To Leases)	471,918	440,241	403,000	597,000	44,000
Garage Repairs and Maintenance	-	-	-	37,000	37,000
Retail Leasing Property Management Fee	76,817	82,619	\$2,000	-	(82,000)
Retail Leasing Repair & Maintenance	-	-	-	32,000	32,000
Retail Internal Service Charges	88,274	83,188	35,000	18,000	(10,000)
Retail Operations Depreciation	55,998	55,998	55,000	55,000	-
Management Fees to General Fund	189,074	186,740	223,000	224,000	1,000
Parking Operations Management Fee	-	186,740	223,000	224,000	1,000
Retail Leasing Management Fee to GF	-	-	14,000	18,000	(4,000)
Transfer to Renewal and Replacement	-	-	182,000	220,000	38,000
Transfer to Capital Projects	-	-	-	-	-
Reserve for Future Capital - Parking Operations	-	223,002	368,000	72,000	(286,000)
Reserve for Future Capital - Retail Operations	-	-	378,000	741,000	363,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,542,420</b>	<b>\$ 2,989,942</b>	<b>\$ 3,783,000</b>	<b>\$ 3,987,000</b>	<b>\$ 212,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 578,946</b>	<b>\$ 1,398,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Proposed FY 2013/14 Pennsylvania Ave Shops and Garage Operating Budget**

	FY 10/11 Actual	FY 11/12 Actual	FY 2012/13 Adopted	FY 13/14 Proposed Budget	Variance
<b>Revenues:</b>					
Parking Operations	\$ 478,583	\$ 518,861	\$ 520,000	\$ 558,000	\$ 138,000
Retail Leasing	-	147,123	\$74,000	538,000	(24,000)
Retail Transfer from RDA Operations	-	347,112	-	-	-
Parking Transfer from RDA Operations	102,070	346,000	406,000	908,000	(160,000)
Interest Pooled Cash	-	492	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 580,653</b>	<b>\$ 1,459,588</b>	<b>\$ 1,496,000</b>	<b>\$ 1,511,000</b>	<b>\$ 12,000</b>
<b>Operating Expenses:</b>					
Parking Operations Expenditures	\$ 306,727	\$ 723,029	\$ 802,000	\$ 822,000	\$ 20,000
Parking Admin/Base Fee	73,768	45,388	53,000	55,000	2,000
Garage Ground Lease	23,552	23,552	23,000	23,000	-
Parking Base Rent	23,552	23,552	\$23,000	23,000	-
Add'l Percentage Rent	-	-	50	-	-
Garage Management Fee	-	347,804	\$47,000	81,000	14,000
Retail Additional Base Rent	-	\$16,592	\$278,000	229,000	(49,000)
Retail Base Rent	-	628,448	51,000	130,000	89,000
Retail Admin Fee	-	11,137	-	-	-
Depreciation	-	\$11,851	-	-	-
Leasing Commissions	-	303,400	-	-	-
Admin Fee (GF)	-	3,864	\$53,000	51,000	(2,000)
Contingency	-	-	\$182,000	134,000	(58,000)
<b>TOTAL EXPENSES</b>	<b>\$ 390,047</b>	<b>\$ 1,481,846</b>	<b>\$ 1,498,000</b>	<b>\$ 1,511,000</b>	<b>\$ 12,000</b>
<b>REVENUES - EXPENSES</b>	<b>\$ 182,606</b>	<b>\$ (2,157)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**REDEVELOPMENT AGENCY ITEM SUMMARY**

**Condensed Title:**

A resolution of the Chairperson and Members of the Miami Beach Redevelopment Agency, adopting and appropriating the Miami Beach Redevelopment Agency Capital Budget for Fiscal Year (FY) 2013/14 and adopting the Capital Improvement Plan for FY 2013/14 - 2017/18.

**Key Intended Outcome Supported:**

Ensure well designed quality capital projects -- Increase Community Satisfaction with City Services  
 Supporting Data (Surveys, Environmental Scan, etc.): Based on the 2012 community survey, recently completed capital projects were highly rated by both residents and businesses. In the 2012 survey, arts and culture were identified as services the city should strive not to reduce; and availability of public parking, was one of the factors identified as key drivers of overall satisfaction levels.

**Item Summary/Recommendation:**

The CIP was created as a plan for projects that require significant capital investment and is intended to serve as an official statement of public policy regarding long-range physical development in the City of Miami Beach and the Miami Beach RDA, establishing priorities for the upcoming five year period, FY 2013/14 - 2017/18. The first year of the CIP is recommended for approval as the FY 2013/14 Capital Budget.  
  
 The Proposed City Center RDA Capital Budget for FY 2013/14 therefore totals \$16,954 million and the Proposed FY 2013/14 Capital Budget for the RDA Anchor Garage totals \$485,000. The FY 2013/14 proposed Capital Budget includes appropriations for the construction of the Collins Park Garage; the Bass Museum Interior Expansion; improvements to Euclid Avenue, City Center QB and Lincoln Road Master Plan Study.

**Advisory Board Recommendation:**

On July 10, 2013, the Proposed Capital Budget and updated Capital Improvement Plan were discussed at meetings of the Finance and Citywide Projects Committee and the proposed Capital Budget and CIP reflects the funding recommendations from that meeting.

**Financial Information:**

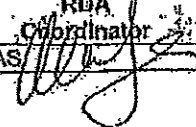
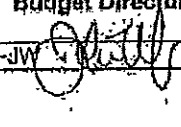
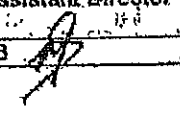
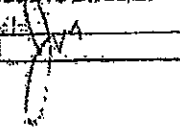
Source of Funds:	Amount	Account
1	\$16,954,000	City Center RDA
2	\$ 485,000	RDA Anchor Garage
<b>Total</b>	<b>\$17,439,000</b>	

**Financial Impact Summary:**

**City Clerk's Office Legislative Tracking:**

Max Sklar, Georgette Daniels and John Woodruff

**Sign-Offs:**

RDA Coordinator	Budget Director	Assistant Director	Executive Director
MAS 	JW 	KGB 	JLM 

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**MIAMIBEACH**

AGENDA ITEM 1B  
 DATE 9-30-13





# MIAMI BEACH

City of Miami Beach, 1780 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Chairperson Matti Herrera Bower and Members of the Miami Beach Redevelopment Agency

FROM: Jimmy L. Morales, Executive Director

DATE: September 30, 2013

SUBJECT: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING AND APPROPRIATING THE MIAMI BEACH REDEVELOPMENT AGENCY CAPITAL BUDGET FOR FISCAL YEAR (FY) 2013/14 AND ADOPTING THE CAPITAL IMPROVEMENT PLAN FOR FY 2013/14 - 2017/18

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### BACKGROUND

Planning for capital improvements is an ongoing process; as needs change within the City's Redevelopment District ("RDA"), capital programs and priorities must be adjusted. The Capital Improvement Plan ("CIP") serves as the primary planning tool for systematically identifying, prioritizing and assigning funds to critical City and RDA capital development, improvements and associated needs.

The RDA capital improvement plan process began in the spring when all departments are asked to prepare capital improvement updates and requests on the department's ongoing and proposed capital projects. Individual departments prepare submittals identifying potential funding sources and requesting commitment of funds for their respective projects. The proposed document is reviewed by the City Manager, and upon approval, is submitted to the Finance and Citywide Projects Committee and the City Commission/Redevelopment Agency Board for final approval and adoption.

The CIP was created as a plan for projects that require significant capital investment and is intended to serve as an official statement of public policy regarding long-range physical development in the City of Miami Beach. The CIP specifies and describes the City's capital project plan and establishes priorities for the upcoming five year period.

Individual projects within neighborhood areas have been combined to create "packages" of projects that address the neighborhood needs for infrastructure upgrades, traffic flow, enhancements, etc. This comprehensive approach minimizes disruptions and generates costs savings. The projects address many needs in different areas of the City including: neighborhood enhancements such as landscaping, sidewalk restoration, traffic calming, lighting, parking, water and sewer system improvements, drainage improvements and roadway resurfacing/reconstruction; park renovation and upgrades; and construction or renovation of public facilities.

The Administration is presenting the proposed FY 2013/14 Capital Budget and the updated CIP for FY 2013/14 - 2017/18, following a comprehensive review of the CIP to insure that the Plan accurately reflects all project budgets, funding sources and commitments, for adoption by the City Commission.

### ANALYSIS

#### **Capital Improvement Plan.**

The FY 2013/14 - 2017/18 CIP for the City of Miami Beach and the RDA is a five year plan for public improvements and capital expenditures by the City and the RDA. This document is an official statement of public policy regarding long-range physical development in the City of Miami Beach and the RDA. The approved Capital Improvement Plan has been updated to include projects that will be active during FY 2013/14 - 2017/18.

The Plan has been updated to include additional funding sources that have become available, changes in project timing, and other adjustments to ongoing projects as they have become better defined. Certain adjustments have been made to reflect projects that have been reconfigured, re-filled, combined with or separated from other projects and/or project groupings and are the result of a comprehensive review of the program to insure that our plan accurately reflects all project budgets, funding sources and commitments.

#### **Available Capital Funding**

Based on the 2013 Certified Taxable Value of the City Center Redevelopment Area (RDA), property values have risen 7.3% for FY 2013/14. Net of operating costs, the RDA will generate \$16,95417,304 million in available funding for capital projects in the City Center RDA.

#### **Proposed RDA Capital Budget**

The City Center RDA FY 2013/14 renewal and replacement projects total \$67,000. In addition, the City Center RDA FY 2013/14 proposed Capital Budget of \$16,887,237 million includes \$12.2 million in funding for the construction of the Collins Park Garage, \$3.75 million for the Bass Museum Interior Expansion, \$69,000 for the Euclid Avenue Improvements, \$326,000 for the City Center 9B project, \$350,000 for Legal Fees associated with pending litigation on the City Center 9A project, and \$500,000 for the Lincoln Road Master Plan Study. The Anchor Shops and Parking Garage Fund, which is separate because it is not part of the Tax Incremental funding of the RDA, has proposed capital projects of \$240,000 for Phase II of the upgrade to the gated parking revenue control system and \$25,000 for a garage structural engineering study. It also has FY 2013/14 renewal and replacement needs totaling \$220,000 and \$265,000 for capital projects in the Anchor Garage.

### CONCLUSION:

The Administration recommends adoption of the attached Resolution, which establishes the Capital Budget for the RDA for FY 2013/14 and the Capital Improvement Program for FY 2013/14 - 2017/18.

JLM/KGB/MAS

Lincoln Rd Landscaping	Lincoln Rd. Wash.	180,000	0	0	0	0	0	0	180,000
Lincoln Rd. Mail Fountain Pump, Landscap		62,316	0	0	0	0	0	0	62,316
Lincoln Road Landscaping FY 13		180,000	0	0	0	0	0	0	180,000
Lincoln Road Mail ADA Modification pathway		87,500	0	0	0	0	0	0	87,500
Lincoln Road Mailer Plant Study		0	500,000	0	0	0	0	0	500,000
Lincoln Road Washington Ave to Lenox Ave		0	0	10,000,000	10,000,000	0	0	0	20,000,000
Maxo Project 21 St & Collins Avenue		135,000	0	0	0	0	0	0	135,000
Missouri City Ballot Envelope Unit - R&R		82,869	0	0	0	0	0	0	82,869
Missouri City Ballot and Canvass Unit - R&R		80,875	0	0	0	0	0	0	80,875
Missouri City Ballot Pin Unit - R&R		295,200	0	0	0	0	0	0	295,200
Missouri City Ballot Window Replacement R&R		85,401	0	0	0	0	0	0	85,401
Missouri City Councilman Signs Ph I		86,060	0	0	0	0	0	0	86,060
Pennsylvania (New World City) Campaign		17,035,136	0	0	0	0	0	0	17,035,136
Preferred Lot Parking Garage		0	0	0	0	0	0	70,000,000	70,000,000
Rebar - Euclid Ave Loop at Lincoln Rd		415,820	65,000	0	0	0	0	0	480,820
Removal Historical Sign/Column Guard Cor		1,208,662	0	0	0	0	0	0	1,208,662
Yacht Reception		25,000	0	0	0	0	0	0	25,000
West Avenue/Day Road Improvement		750,000	0	0	0	0	0	0	750,000
<b>Sum</b>		<b>78,926,689</b>	<b>12,075,000</b>	<b>13,740,000</b>	<b>10,000,000</b>	<b>0</b>	<b>0</b>	<b>70,000,000</b>	<b>215,841,689</b>
<b>463 RDA - Anchor Garage Fund</b>									
Anchor Garage AC Replacement - R&R		86,825	0	0	0	0	0	0	86,825
Anchor Garage Elevator Replacement - R&R		937,053	0	0	0	0	0	0	937,053
Anchor Garage Repair and Upkeep		0	220,000	0	0	0	0	0	220,000
Anchor Garage Roof Replacement - R&R		88,645	0	0	0	0	0	0	88,645
Anchor Garage Structural Eq Study		0	25,000	0	0	0	0	0	25,000
Anchor Garage Fire System Replacement		75,049	0	0	0	0	0	0	75,049
Closed Circuit Television System		172,800	0	0	0	0	0	0	172,800
Key on Spot (POF) Machines		280,000	0	0	0	0	0	0	280,000
Redundant Control Eq Phase II		0	240,000	0	0	0	0	0	240,000
<b>Sum</b>		<b>1,836,402</b>	<b>485,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,836,402</b>
<b>467 Fund 467 Penn Garage</b>									
Closed Circuit Television System		20,000	0	0	0	0	0	0	20,000
Redundant Control Eq Phase I		69,000	0	0	0	0	0	0	69,000
<b>Sum</b>		<b>89,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89,000</b>

RESOLUTION NO. 596-2013

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ADOPTING AND APPROPRIATING THE FIRST AMENDMENT TO THE OPERATING BUDGET FOR THE CITY CENTER REDEVELOPMENT AREA, FOR FISCAL YEAR 2012/13.

WHEREAS, the City Center Redevelopment Area Budget for Fiscal Year 2012/13 was adopted on September 27, 2012 via Resolution No. 588-2012; and

WHEREAS, the proposed City Center Redevelopment Area Budget reflects anticipated construction project costs in addition to operating and debt service costs for the fiscal year; and

WHEREAS, the Redevelopment Agency adopted Resolution No. 595-2013 on June 5, 2013, setting a public hearing to consider the first amendment to the FY 2012/13 operating budget for the City Center Redevelopment Area; and

WHEREAS, the Administration recommends adopting and appropriating the First Amendment to the RDA Budget to reflect increase expenditures relative to the Convention Center Enhancement and Expansion Project and real estate taxes associated with 340 23<sup>rd</sup> Street, which will be offset with increased resort tax revenue, as well as funds escrowed for the 2011 real estate taxes for 340 23<sup>rd</sup> Street.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members of the Miami Beach Redevelopment Agency hereby adopt and appropriate the first amendment to the operating budget for the City Center Redevelopment Area, for Fiscal Year 2012/13, appropriating an additional \$528,729.

Original Adopted Budget	\$36,771,000
Proposed Amendment	\$ 569,000
Proposed Amended Budget	\$37,340,000

PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JULY, 2013.

ATTEST:

*[Signature]*  
SECRETARY



*[Signature]*  
CHAIRPERSON

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

*[Signature]* 7/13/13  
City Attorney Date

Y:\AG\NOA\2013\July 17\RDA First Amendment 2012-13\RES



**MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY**

**Condensed Title:**

A Resolution Of The Chairperson And Members Of The Miami Beach Redevelopment Agency Adopting And Appropriating The First Amendment To The Operating Budget For The City Center Redevelopment Area, For Fiscal Year 2012/13.

**Key Intended Outcome Supported:**

Improve the City's overall financial health and maintain overall bond rating

**Supporting Data (Surveys, Environmental Scan, etc.):**

N/A

**Item Summary/Recommendation:**

The budget for the City Center Redevelopment Area (RDA) for Fiscal Year 2012/13 was approved on September 27, 2012 with the adoption of Resolution No. 568-2012. The Redevelopment Agency adopted Resolution No. 596-2013 on June 5, 2013, setting a public hearing to consider the first amendment to the FY 2012/13 operating budget for the City Center Redevelopment Area.

The amendment to the operating budget for City Center Redevelopment Area is being done to address increased expenses attributed to the agreement with Strategic Advisory Group (SAG), which is for an amount not to exceed \$324,943.41 through June 2014. The Redevelopment Agency budgeted \$250,000 in the FY 2012/13 budget as a placeholder to fund this agreement prior to negotiating and approving phase II of SAG's contract. Therefore, an additional amount of approximately \$75,000 is required to fund the remaining portion of SAG's agreement. Additional legal services are also anticipated from outside counsel to draft the development agreement ground leases, as well as other related contracts required for the Convention Center Enhancement and Expansion Project.

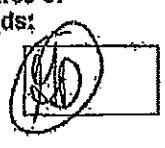
The Redevelopment Agency also experienced unanticipated expenses associated with the payment of real estate taxes for the property located at 340 23<sup>rd</sup> Street. This property was purchased from American Riviera Real Estate Company (American Riviera) for the development of the Collins Park Garage. The City entered into a Parking Permit Agreement with American Riviera for its continued use of the surface parking lots at this location. Pursuant to Section 5 of the Agreement, American Riviera is required to pay all real estate taxes that are imposed against the property. However, real estate taxes were not paid for 2011 and 2012, which required the Redevelopment Agency to pay the taxes and proceed to issue American Riviera a Notice of Termination.

These expenses are off-set by funds \$24,104.49, which were escrowed at closing for 2011 property taxes for the property located at 340 23<sup>rd</sup> Street. Additionally, Resort Tax Revenue is projected to be \$5,221,848 which is \$537,848 more than the budgeted amount of \$4,684,000. These additional revenues will be used to cover the real estate taxes for 340 23<sup>rd</sup> Street and additional consulting and legal expense for the Convention Center Enhancement and Expansion Project.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:		Amount	Account
	1	\$400,000	168-1985-000312 (Professional Services)
	2	\$129,000	168-1985-000368 (Property Taxes)
	3	\$111,000	Repayment - Prior Yr Fund Balance
	4	(\$71,000)	Reduction of Operating Expenses
<b>OBPI</b>	<b>Total</b>	<b>\$569,000</b>	

**Financial Impact Summary:** The amendment is to address increased expenses which will be offset with increased resort tax revenue.

**City Clerk's Office Legislative Tracking:**

Max Sklar, Ext. 6116

**Sign-Offs:**

RDA Coordinator	Budget Director	Assistant Director (RDA)	Executive Director (RDA)
			

10/AGENDA/2013/July 17/RDA Res. Amendment 2012-13-Summ.doc



**MIAMI BEACH**

AGENDA ITEM 1A  
DATE 7-17-13



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Members of the Miami Beach Redevelopment Agency

FROM: Jimmy L. Morales, Executive Director

DATE: July 17, 2013

**PUBLIC HEARING**

SUBJECT: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ADOPTING AND APPROPRIATING THE FIRST AMENDMENT TO THE OPERATING BUDGET FOR THE CITY CENTER REDEVELOPMENT AREA, FOR FISCAL YEAR 2012/13.

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### KEY INTENDED OUTCOME SUPPORTED

Improve the City's financial health and maintain overall bond rating.

### ANALYSIS

The budget for the City Center Redevelopment Area (RDA) for Fiscal Year 2012/13 was approved on September 27, 2012 with the adoption of Resolution No. 588-2012.

City Center Redevelopment Area revenue sources include City and County Tax Increment, Resort Tax contributions; a ½ mill levy set aside for the Children's Trust pursuant to an Interlocal Agreement, dated August 18, 2004 between the RDA, the City of Miami Beach and Miami-Dade County; and an estimate interest income.

City Center Redevelopment Area expenses include community policing initiatives in City Center to continue to provide enhanced levels of staffing and services throughout the area, capital projects and maintenance of RDA capital projects, Administrative Expenses comprising a management fee allocated to the General Fund to pay for direct and indirect staff support for the RDA; operating expenses; a set aside for on-going planning and consulting work related to the Convention Center expansion master plan; capital renewal and replacement projects under \$25,000.

The City Center Redevelopment Area also annually assumes the combined debt service on the 2005 Series Bonds and the Parity Bonds accounts for approximately \$8.4 Million annually. City Center also continues assuming debt service payments on the portion of the Gulf Breeze Loan used to pay for the Bass Museum expansion and renovation, and the portion of the Sunshine State Loan Program used for Lincoln Road Improvements.

The Redevelopment Agency adopted Resolution No. 595-2013 on June 5, 2013, setting a public hearing to consider the first amendment to the FY 2012/13 operating budget for the City Center Redevelopment Area. The amendment to the operating budget for City Center Redevelopment

Area is being done to address increased expenses relating to the Convention Center Enhancement and Expansion Project, which will be offset with increased resort tax revenue.

Increased expenses are attributed to the agreement with Strategic Advisory Group (SAG), which is for an amount not to exceed \$324,943.41 through June 2014. The Redevelopment Agency budgeted \$250,000 in the FY 2012/13 budget as a placeholder to fund this agreement prior to negotiating and approving phase II of SAG's contract. Therefore, an additional amount of approximately \$75,000 is required to fund the remaining portion of SAG's agreement. Additional legal services are also anticipated from outside counsel to draft the development agreement ground leases, as well as other related contracts required for the Convention Center Enhancement and Expansion Project.

The Redevelopment Agency also experienced unanticipated expenses associated with the payment of real estate taxes for the property located at 340 23<sup>rd</sup> Street the site of the proposed Collins Park Garage. As you may recall, this property was purchased from American Riviera Real Estate Company (American Riviera) for the development of the Collins Park Garage. As part of the purchase agreement with American Riviera the City entered into a Parking Permit Agreement with American Riviera for its continued use of the surface parking lots at this location. Pursuant to Section 8 of the Agreement, American Riviera is required to pay all real estate taxes that are imposed against the property. However, real estate taxes were not paid for 2011 and 2012, which required the Redevelopment Agency to pay the taxes and proceed to issue American Riviera a Notice of Termination. American Riviera made a settlement offer which was rejected. The City Attorney's Office and the Administration continue to negotiate for a settlement.

These expenses are off-set by funds \$24,104.49, which were escrowed at closing for 2011 property taxes for the property located at 340 23<sup>rd</sup> Street. Additionally, Resort Tax Revenue is projected to be \$5,221,848 which is \$537,848 more than the budgeted amount of \$4,684,000. These additional revenues will be used to cover the real estate taxes for 340 23<sup>rd</sup> Street and additional consulting and legal expense for the Convention Center Enhancement and Expansion Project.

Attached as Exhibit "A" is a summary of RDA budget which reflects the original adopted budget and the proposed amended budget.

#### CONCLUSION

The Executive Director recommends adopting the Resolution.

JLM/KCB/MS/

**Miami Beach Redevelopment Agency  
City Center Redevelopment Area  
FY 2013/14 Proposed Operating Budget  
Preliminary 03/22/13**

	FY 2012/13 Budget Adopted	FY 2012/13 Budget Amended	Variance
<b>Revenue and Other Sources of Income</b>			
Tax Incremental - City (1) 168-346920	\$ 18,168,000	\$ 18,168,000	\$ -
Adjustment for Prior Year Increment (2)	\$ (1,871,000)	\$ (1,871,000)	\$ -
Tax Incremental - County (1) 168-311400	\$ 14,818,000	\$ 14,818,000	\$ -
Adjustment for Prior Year Increment (3)	\$ (1,636,000)	\$ (1,636,000)	\$ -
50% Contribution from Rabbit Tax; 168-391100 & 391400	\$ 4,694,000	\$ 5,221,848	\$ 527,848
1/2 Mill Children's Trust Contribution (4) 168-346950	\$ 1,676,000	\$ 1,676,000	\$ (4,000)
Interest Income; 168-3900-29(1)6	\$ 13,000	\$ 20,000	\$ 7,000
Fund Balance Reallocation (Non-IF)	\$ -	\$ -	\$ -
Fund Balance Renewal and Replacement	\$ -	\$ -	\$ -
Other Income/Adjustments; 168-385100	\$ -	\$ 24,104	\$ 24,104
<b>TOTAL REVENUES</b>	\$ 36,771,000	\$ 37,349,367	\$ 578,367
<b>Admin/Operating Expenses (100-1999)</b>			
Management fee (salaries & benefits) 168 (100 & 332)	\$ 1,041,000	\$ 1,041,000	\$ -
Management fee	\$ 3,000	\$ -	\$ (3,000)
Salaries and benefits	\$ 4,000	\$ -	\$ (4,000)
Postage, printing & mailing 168-321	\$ 1,000	\$ 1,000	\$ -
Office supplies & equipment 168-341 & 323	\$ 2,000	\$ 2,000	\$ -
Other Operating 168 / 343	\$ -	\$ -	\$ -
Taxes 168-368	\$ -	\$ 128,720	\$ 128,720
Meetings & conferences 168-369	\$ -	\$ -	\$ -
Dues & subscriptions 168-364	\$ -	\$ -	\$ -
Professional & related fees 168-312	\$ 250,000	\$ 300,000	\$ 40,000
Repairs & Maintenance 168-342	\$ 80,000	\$ 80,000	\$ -
Miscellaneous expenses (Int Svcs) 168 (502,508,343)	\$ 47,000	\$ 47,000	\$ -
<b>Total Admin/Operating Expenses</b>	\$ 1,446,000	\$ 1,967,720	\$ 521,720
<b>Project Expenses</b>			
Community Policing 168-1124	\$ 3,741,000	\$ 3,741,000	\$ -
<b>Capital Projects Maintenance:</b>			
Property Management 168-8984	\$ 1,143,000	\$ 1,143,000	\$ -
Sanitation 168-8986	\$ 2,863,000	\$ 2,863,000	\$ -
GreenSpace 168-8986	\$ 769,000	\$ 704,769	\$ (64,231)
<b>Sub-Total Cap Projects Maintenance:</b>	\$ 4,775,000	\$ 4,710,769	\$ (64,231)
NWS Project/Lincoln Park Complex Construction	\$ -	\$ -	\$ -
NWS Project - Grant-in-Aid	\$ -	\$ -	\$ -
Transfer to Penn Garage Parking 168-1805-000491	\$ 405,000	\$ 405,000	\$ -
Transfer to Penn Garage Retail 168-1805-000491	\$ -	\$ -	\$ -
Transfer to Capital (6) 168-1805-000491	\$ 14,943,000	\$ 14,943,000	\$ -
Transfer to Capital Renewal & Replacement (6)	\$ 803,000	\$ -	\$ (803,000)
Transfer to Capital (6)	\$ 198,000	\$ -	\$ (198,000)
<b>Total Project Expenses</b>	\$ 20,686,000	\$ 20,629,769	\$ (56,231)
<b>Reserve and Debt Service Obligations</b>			
Debt Service Cost - 2005 + Parity Bonds 168-50	\$ 8,415,000	\$ 8,415,000	\$ -
Current Debt Service - Lincoln Rd Project (7) 168-50	\$ 785,000	\$ 785,000	\$ -
Current Debt Service - Bass Museum (8) 168-50	\$ 503,000	\$ 503,000	\$ -
Reserve for County Admin Fee (9) 168-359	\$ 190,000	\$ 190,000	\$ -
Reserve for CMB Contribution (10) 168-353	\$ 264,000	\$ 264,000	\$ -
Reserve for Children's Trust Contribution (11) 168-353	\$ 1,575,000	\$ 1,575,000	\$ (4,595)
Reserve for Collins Park Parking Garage	\$ -	\$ -	\$ -
Repayment - Prior Yr Fund Balance	\$ -	\$ 171,055	\$ 171,055
<b>Total Reserve and Debt Service</b>	\$ 11,737,000	\$ 11,843,499	\$ 106,499
<b>TOTAL EXPENSES AND OBLIGATIONS</b>	\$ 38,771,000	\$ 37,349,367	\$ 1,421,633
<b>REVENUES - EXPENDITURES</b>	\$ -	\$ 0	\$ -

# MIAMI BEACH

## CITY OF MIAMI BEACH

### NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY given that public hearings will be held by the Mayor and City Commission of the City of Miami Beach, Florida, in the Commission Chambers, 3rd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on Wednesday, July 17, 2013 to consider the following:

10:00 a.m.

A Resolution Of The Chairperson And Members Of The Miami Beach Redevelopment Agency Approving And Appropriating The First Amendment To The Operating Budget For The City Center Redevelopment Area For Fiscal Year 2012/13.

Inquiries may be directed to the Tourism and Cultural Development Department at (305) 673-7677.

10:15 a.m.

Ordinance Amending Miami Beach City Code Chapter 36, Entitled "Elections," By Including Reference To Applicable Statutory Provisions Of Florida Election Code; Correcting Typographical Errors; Amending City Code Section 36-4 To Provide For Commission Canvassing Of Election Returns On The First Business Day Immediately Following The Official Supervisor Of Election's Issuance Of Final Election Returns And Conferring Authorization Of Emergency Commission Action Taken At Any Commission Meeting Occurring Between General Election Date And Acceptance Of Final Run-Off Election Returns; Amending City Code Section 36-5 By Establishing The Number Of Days For Early Voting Relative To City General, Run-Off And Special Elections Upon City Commission Authorization Of Early Voting; And Authorizing City Commission To Change Early Voting Schedule For Elections Not Held In Conjunction With County Or State Elections; And Creating City Code Section 36-7, Entitled "Petitions" Establishing Information To Be Provided By Petition Circulators And Persons Signing Initiative, Referendum And/or Recall Petitions.

Inquiries may be directed to the City Attorney's Office at (305) 673-7470.

10:30 a.m.

Ordinance Amending The Code Of The City Of Miami Beach, By Amending Chapter 2, Entitled "Administration," By Amending Article 1, Entitled "Agencies, Boards And Committees," By Amending Division 1, Entitled "Generally," By Amending Section 2-22, Entitled "General Regulations," To Provide Procedures For The Filling Of Special Vacancies On The Board Of Adjustment, Planning Board, Design Review Board, And Historic Preservation Board; By Amending Section 2-24, Entitled "Termination Of Office Of Agency, Board And Committee Members," To Amend The Exception Provisions To Include Special Vacancies Filled Pursuant To Section 2-22 (2).

Inquiries may be directed to the City Attorney's Office at (305) 673-7470.

INTERESTED PARTIES are invited to appear at this meeting, or be represented by an agent, or to express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. Copies of these items are available for public inspection during normal business hours in the City Clerk's Office, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting or any of the items herein may be continued, and under such circumstances additional legal notice will not be provided.

Katalin E. Granado, City Clerk  
City of Miami Beach

Pursuant to Section 206.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities and/or any accommodations to review any document or participate in any City-sponsored proceeding, please contact us five days in advance at (305) 673-7411 (voice) or TTY users may also call the Florida Relay Service at 711.

AB # 767

**EXHIBIT C**  
**CONVENTION DEVELOPMENT TAX**  
**AMENDED AND RESTATED AGREEMENT**

**AMENDED AND RESTATED  
INTERLOCAL COOPERATION AGREEMENT**

THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT, made this \_\_\_ day of \_\_\_\_\_, 2014 (the "Agreement"), by and between Miami-Dade County, a political subdivision of the State of Florida (the "County"), and the City of Miami Beach, a municipal corporation organized under the laws of the State of Florida (the "City" or "CMB"), amends and restates in its entirety the 1996 Interlocal Cooperation Agreement and its amendments between the County and the City regarding the disposition of the Two Thirds Portion (as hereinafter defined) of the Convention Development Tax ("CDT"), as defined in this Agreement, for a term to commence upon the dated date above (the "Effective Date"), and ending on the Termination Date, as defined in this Agreement. After the Termination Date, the allocation of the Two Thirds Portion of the CDT shall be made pursuant to State law.

**WITNESSETH:**

WHEREAS, the County and the City previously entered into interlocal agreements, including the 1996 Interlocal Cooperation Agreement dated June 21, 1996, between the County and the City, as amended by Amendment One to the Interlocal Cooperation Agreement, dated April 24, 2001 ("Amendment One"), the First Addendum to Amendment One, dated May 22, 2001 (the "Addendum to Amendment One"), and the Second Amendment to the Interlocal Cooperation Agreement, dated March 23, 2004 ("Amendment Two") (collectively, the "1996 Interlocal"), regarding the use and disposition of the two-thirds (2/3) portion ("Two Thirds Portion") of the tax imposed by the County on the exercise within its boundaries of the taxable privilege of leasing or letting transient rental accommodations at the rate of three percent (3%) of the total consideration charged for such accommodations, authorized pursuant to Section 212.0305(4)(b), Florida Statutes, and imposed pursuant to the County Code and Ordinances ("Convention Development

Tax"); and

**WHEREAS**, the parties intend by this Agreement to amend and restate in its entirety the 1996 Interlocal regarding the disposition of the Two Thirds Portion of the CDT and, to the extent that the terms and provisions of the 1996 Interlocal are not expressly included herein, such terms and provisions shall be deemed to be no longer in full force and effect and, in the event of a conflict between the 1996 Interlocal and this Agreement, the provisions of this Agreement shall prevail; and

**WHEREAS**, the County and the City have approved and entered into an Interlocal Cooperation Agreement, executed on November 16, 1993, as amended by an amendment approved by the Board of County Commissioners (the "Board") through Resolution No. R-889-03 and the City Commission through Resolution No. 2003-25241, and further amended by an amendment approved by the Board through Resolution No. R-958-05 and the City Commission through Resolution No. 2004-25560 (the "1993 CRA Interlocal"), relating to the City Center/Historic Convention Village Redevelopment and Revitalization Area (the "City Center RDA"); and

**WHEREAS**, the County, the City, and the Miami Beach Redevelopment Agency, a public agency and body corporate created pursuant to Section 163.356, Florida Statutes (the "Agency"), have approved and entered into a third amendment to the 1993 CRA Interlocal dated \_\_\_\_ (the "Third Amendment"), which among other things, extends the term of the City Center RDA to the earlier of March 31, 2044 or the date the Agency's indebtedness approved by the County is no longer outstanding. The 1993 CRA Interlocal, as amended by the Third Amendment, shall be referred to herein as the "CRA Interlocal",

**NOW, THEREFORE**, the County and the City agree as follows:

I. All capitalized terms in this Agreement shall have the meanings ascribed to them in this Agreement.



## II. DISPOSITION OF THE TWO THIRDS PORTION

A. The County shall pay to the City the payments described in subsections II.A.1. through and including II.A.4 below, solely from the Two Thirds Portion of the CDT Receipts (as hereinafter defined) for the period set forth in such subsections in the order of priority set forth in subsection II.A.6. of this Agreement.

1. An operating and maintenance subsidy for the Miami Beach Convention Center, located at 1901 Convention Center Drive, Miami Beach, Florida consisting of approximately 500,000 square feet of convention halls and approximately 127,000 square feet of meeting rooms (the "Convention Center"), equal to \$4.5 million per year, commencing on April 1, 2003, and ending on the earlier of the Termination Date or the date that the Convention Center is no longer in operation as a publicly owned convention center.

2. The following payments<sup>1</sup>:

2014 – 50% of CDT Receipts received by the County in Fiscal Year 2014 greater than \$62,902,571 but less than \$80,035,626  
2015 – 50% of CDT Receipts received by the County in Fiscal Year 2015 greater than \$66,047,700 but less than \$86,086,319  
2016 – 50% of CDT Receipts received by the County in Fiscal Year 2016 greater than \$69,350,085 but less than \$92,594,445  
2017 – 50% of CDT Receipts received by the County in Fiscal Year 2017 greater than \$72,817,589 but less than \$99,594,585  
2018 – 50% of CDT Receipts received by the County in Fiscal Year 2018 greater than \$76,458,469 but less than \$107,123,935  
2019 – 50% of CDT Receipts received by the County in Fiscal Year 2019 greater than \$80,281,392 but less than \$115,222,505  
2020 – 50% of CDT Receipts received by the County in Fiscal Year 2020 greater than \$84,295,462 but less than \$123,933,326  
2021 – 50% of CDT Receipts received by the County in Fiscal Year 2021 greater than \$88,510,235 but less than \$133,302,687  
2022 – 50% of CDT Receipts received by the County in Fiscal Year 2022 greater than \$92,935,747 but less than \$143,380,370  
2023 – 50% of CDT Receipts received by the County in Fiscal Year 2023 greater than \$97,582,534 but less than \$154,219,926  
2024 – 50% of CDT Receipts received by the County in Fiscal Year 2024 greater than \$102,461,661 but less than \$165,878,952  
2025 – 50% of CDT Receipts received by the County in Fiscal Year 2025 greater than \$107,584,744 but less than \$178,419,400  
2026 – 50% of CDT Receipts received by the County in Fiscal Year 2026 greater than \$112,963,981 but less than \$191,907,907  
2027 – 50% of CDT Receipts received by the County in Fiscal Year 2027 greater than \$118,612,180 but less than \$206,416,145  
2028 – 50% of CDT Receipts received by the County in Fiscal Year 2028 greater than \$124,542,789 but less than \$222,021,205  
2029 – 50% of CDT Receipts received by the County in Fiscal Year 2029 greater than \$130,769,928 but less than \$238,806,008  
2030 – 50% of CDT Receipts received by the County in Fiscal Year 2030 greater than \$137,308,425 but less than \$256,859,742  
2031 – 50% of CDT Receipts received by the County in Fiscal Year 2031 greater than \$144,173,846 but less than \$276,278,339  
2032 – 50% of CDT Receipts received by the County in Fiscal Year 2032 greater than \$151,382,538 but less than \$297,164,981  
2033 – 50% of CDT Receipts received by the County in Fiscal Year 2033 greater than \$158,951,665 but less than \$319,630,654  
2034 – 50% of CDT Receipts received by the County in Fiscal Year 2034 greater than \$166,899,248 but less than \$343,794,731  
2035 – 50% of CDT Receipts received by the County in Fiscal Year 2035 greater than \$175,244,211 but less than \$369,785,613  
2036 – 50% of CDT Receipts received by the County in Fiscal Year 2036 greater than \$184,006,421 but less than \$397,741,405  
2037 – 50% of CDT Receipts received by the County in Fiscal Year 2037 greater than \$193,206,742 but less than \$427,810,655  
2038 – 50% of CDT Receipts received by the County in Fiscal Year 2038 greater than \$202,867,080 but less than \$460,153,141  
2039 – 50% of CDT Receipts received by the County in Fiscal Year 2039 greater than \$213,010,433 but less than \$494,940,718  
2040 – 50% of CDT Receipts received by the County in Fiscal Year 2040 greater than \$223,660,955 but less than \$532,358,236

<sup>1</sup>All years listed above are fiscal years ending September 30; all CDT Receipts are based on Current CDT Rate.

To the extent the Termination Date is later than September 30, 2040, the City will continue to receive an allocation of 50% of CDT Receipts, calculated based upon the Current

CDT Rate (as hereinafter defined) and the formula established in the aforementioned schedule, which represents County growth estimates of annual CDT Receipts based upon the Current CDT Rate, between 5% and a cap of 7.56% growth. The County shall receive 100% of any annual CDT Receipts in excess of the 7.56% annual growth figure based on the Current CDT Rate.

Annual payments to the City, as listed and provided for in this subsection II.A.2, shall be capped at \$50 million; provided, however, that beginning in the County's fiscal year ending September 30, 2030, the \$50 million cap shall escalate annually at the lesser of three percent (3%) or the Miami Fort Lauderdale All Urban Consumers Consumer Price Index from July to June ("Miami Urban Area CPI"). These payments to the City shall be used for (i) the Convention Center; and (ii) projects that are determined by the City, in its sole discretion, to be related to the Convention Center, which projects are within the boundaries of the City Center RDA and are eligible for CDT funding pursuant to State law (the "Other Projects"). To the extent that the City determines funds are not needed for the Convention Center or the Other Projects, the funds may be used by the City for other projects outside the boundaries of the City Center RDA, eligible for CDT funding pursuant to State law. The County shall have ninety (90) days after the close of the County's fiscal year to make its remittance to the City.

3. (a) Commencing on the County's fiscal year following the Effective Date and ending on the earlier of September 30, 2025 or the termination or expiration of the City Center RDA and the Agency as set forth in the CRA Interlocal, or the date that the Convention Center is no longer in operation as a publicly owned convention center, the County may reimburse the Agency, on March 31 of each year, an amount equal to the prior fiscal year's annual subsidy paid to the City pursuant to the terms of Section XII.D of the CRA Interlocal, adjusted by the lesser of the Miami Urban Area CPI or 4 percent annually. Commencing on October 1, 2025 and ending on the earlier of the termination or expiration of the City Center RDA and the Agency as

set forth in the CRA Interlocal, or the date that the Convention Center is no longer in operation as a publicly owned convention center, the County shall reimburse the Agency, on March 31 of each year, an amount equal to the prior fiscal year's annual subsidy paid to the City pursuant to the terms of Section XII.D of the CRA Interlocal, adjusted by the lesser of the Miami Urban Area CPI or 4 percent annually. These payments shall be used solely to reduce the annual subsidy payment to be funded with increment revenues pursuant to Section XII.D of the CRA Interlocal, by an amount equal to the payments pursuant to this Section.

(b) Commencing on the October 1<sup>st</sup> immediately following the termination or expiration of the City Center RDA and the Agency, as set forth in the CRA Interlocal, and ending on the earlier of the Termination Date or the date that the Convention Center is no longer in operation as a publicly owned convention center, the County shall annually remit to the City, no later than March 31 of each year, an operating and maintenance subsidy for the Convention Center. The City agrees that such funds shall only be used to fund operating and maintenance costs of the Convention Center. The first annual subsidy amount payable by the County shall equal the prior fiscal year's annual subsidy paid to the Agency pursuant to the terms of Section XII.D. of the CRA Interlocal, adjusted by the lesser of the Miami Urban Area CPI or 4 percent annually. For subsequent fiscal years of the County, the annual subsidy amount payable by the County shall equal the prior County fiscal year's annual subsidy paid to the City pursuant to the terms of this Agreement, adjusted by the lesser of the Miami Urban Area CPI or 4 percent annually. For example, on March 31, 2030, the County shall pay, solely from the Two Thirds Portion of the CDT Receipts, in the order of priority set forth in Section II.A.6. of this Agreement, an amount equal to the subsidy due to be paid on March 31, 2029, adjusted by the lesser of the Miami Urban Area CPI or 4 percent.

4. Commencing in the County fiscal year following the one year anniversary date of

the Completion of the Convention Center Headquarters Hotel (as defined below), and ending on the earlier of the Termination Date, or thirty years after the one year anniversary date of the Completion of the Convention Center Headquarters Hotel, the County shall remit up to \$1.5 million to the City, on March 31 of each year, for projects as determined by the City in its sole discretion, eligible for funding pursuant to subsection 212.0305(4)(b)2.c., Florida Statutes, as amended; provided, that the County's obligation in this subsection shall terminate if the (i) the City rescinds the collection of the 1% resort tax, as such tax is provided for and set forth in Section 5.03(b) of the City Charter, or (ii) uses such 1% resort tax for any purposes other than the payment of annual debt service on the 2015 Bonds, as defined in Paragraph III.C.6. of the CRA Interlocal. After providing for payment of such annual debt service on the 2015 Bonds, the City may use the 1% resort tax for such other uses and purposes, as may be permitted pursuant to City Charter Section 5.03(b). For purposes of this Agreement, "Completion of Convention Center Headquarters Hotel" shall mean completion of a hotel in proximity of the Convention Center and within the boundaries of the City Center RDA, consisting of at least 400 rooms, up to 40,000 square feet of ballroom and meeting space, and related amenities, as evidenced by the earlier of the City's issuance of a temporary certificate of occupancy or certificate of occupancy for such hotel. The \$1.5 million payment is estimated based on the completion of an 800 room hotel. To the extent that the number of rooms is less than 800, the payment will be prorated accordingly based on the number of rooms constructed.

5. For purposes of this Agreement, "CDT Receipts" shall mean the revenues collected annually (excluding any carryover from prior year collections) by the County of the levy on the exercise within its boundaries of the privilege of leasing or letting transient rental accommodations at the rate of three percent (3%) (the "Current CDT Rate") of the total consideration charged therefore as currently authorized pursuant to Section 212.0305(4)(b), Florida Statutes (net of Tax

Collector administrative costs for local administration pursuant to Section 212.0305(5)(b)5, Florida Statutes). CDT Receipts, whenever used in this Agreement, shall apply solely to the Current CDT Rate; provided; however, that it is recognized that any outstanding indebtedness of either the County or the City secured by a pledge of CDT Receipts shall have a first claim on such CDT Receipts prior to any other payments required under this Agreement.

6. The County uses CDT Receipts to annually fund various projects and activities eligible for funding from CDT Receipts. The parties agree that the County's funding of these projects and activities in some instances have a prior lien on CDT Receipts thereby making the payments to the City and the Agency, as set forth herein, subordinate to such senior CDT obligations. All payments from the County to the City and the Agency, as set forth in this Agreement, shall be paid solely from the Two Thirds Portion of the CDT Receipts. The order and priority of the existing senior CDT obligations is as follows:

(a) with respect to each fiscal year of the County commencing upon the effective date of this Agreement and ending on September 30, 2030:

(i) the bond service requirements (as defined in Ordinance No. 96-85 enacted by the Board on June 4, 1996, as same may be supplemented and amended) for the Miami-Dade County, Florida Special Obligations and Refunding Bonds, Series 1996A and Series 1996B, and any bonds issued to refund any portion of such bonds;

(ii) operational and capital replacement subsidies to the Convention Center, pursuant to Section II.A.1. of this Agreement;

(iii) \$1,000,000 payable annually to the Cultural Affairs Council and operational subsidies of \$2,000,000 for each County fiscal year for PAC Projects (as such term is defined in County Ordinance No. 97-210);

(iv) payment of \$6,400,000 through June 30, 2029, and \$1,500,000 in the period

commencing July 1, 2029 and ending June 30, 2030, to Basketball Properties, Ltd. or its successors and assigns, pursuant to the Arena Agreements, as hereinafter defined;

(v) the bond service requirements (as determined in County Ordinance No. 97-210 enacted by the Board on November 18, 1997, as amended by Ordinance No. 05-00, enacted by the Board on May 17, 2005, and as same may be amended and supplemented) for (i) the Miami-Dade County, Florida Subordinate Special Obligation and Refunding Bonds, Series 1997A; (ii) the Miami-Dade County, Florida Subordinate Special Obligation Bonds, Series 1997B, Series 1997C, Series 2005A, Series 2005B and Series 2009; and (iii) any bonds issued to refund any portion of each such Series of bonds;

(vi) payment of any Hedge Obligations (as such term is defined in County Ordinance No. 97-210), including any extension of their maturities;

(vii) payments to the City pursuant to Section II.A.2. of this Agreement;

(viii) payments to the City of Miami pursuant to the Interlocal Cooperation Agreement between the County and the City of Miami, dated as of July 1, 2009, as amended by the First Amendment to the Interlocal Cooperation Agreement, dated October 22, 2012;

(ix) payments to Basketball Properties, Ltd. or its successors and assigns, pursuant to the Arena Agreements of the Naming Rights Payments, the Shortfall Naming Rights Payment, if any, the funding and replenishment or the Reserve, and any Shortfall payments plus accrued interest, if any, on such payments (as such capitalized terms are defined in the Arena Agreements); and

(x) amounts retained by the County to fund other subordinate contractual commitments and ongoing disbursements to eligible activities, not to exceed the annual amounts set forth below for the County's fiscal years ending September 30 listed below:

FY 2017:      \$29,225,581

FY 2018:	\$29,655,071
FY 2019:	\$30,087,798
FY 2020:	\$30,623,842
FY 2021:	\$31,113,289
FY 2022:	\$31,506,221
FY2023:	\$32,052,726
FY 2024:	\$32,502,894
FY 2025	\$32,956,817
FY 2026	\$33,314,587
FY 2027	\$34,276,302
FY 2028	\$34,542,059
FY 2029	\$35,211,961
FY 2030	\$35,836,110;

(xi) marquee event grant payments to South Florida Stadium LLC and its successors and assigns pursuant to Marquee Event Performance Based Grant Agreement between the County and South Florida Stadium LLC (and joined by the Miami Dolphins, LTD solely with respect to the County's right to terminate upon the relocation of the team), dated July 2, 2014; and

(xii) commencing on October 1, 2026, the following payments: (A) \$5,000,000 retained by the County for contractual commitments and ongoing disbursements to eligible activities; and (B) payments to the Agency as set forth in Section II.A.3. of this Agreement; and

(xiii) payments to the City pursuant to Section II.A.4. of this Agreement when and if due and owing.

(b) with respect to each fiscal year of the County for the period from and after October 1, 2030:

(i) the bond service requirements (as defined in County Ordinance No. 96-85, enacted by the Board on June 4, 1996, as same may be supplemented and amended) for the Miami-Dade County, Florida Special Obligations and Refunding Bonds, Series 1996A and Series 1996B, and any bonds issued to refund any portion of such bonds;

(ii) operational and capital replacement subsidies to the Convention Center, pursuant to Section II.A.1. of this Agreement;

(iii) \$1,000,000 payable annually to the Cultural Affairs Council and operational subsidies of \$2,000,000 for each County fiscal year for PAC Projects (as such term is defined in County Ordinance No. 97-210);

(iv) payment of \$6,400,000 through June 30, 2029, and \$1,500,000 in the period commencing July 1, 2029 and ending June 30, 2030, to Basketball Properties, Ltd. or its successors and assigns pursuant to the Arena Agreements;

(v) the bond service requirements (as determined in County Ordinance No. 97-210, enacted by the Board on November 18, 1997, and as amended by Ordinance No. 05-00, enacted by the Board on May 17, 2005, and as same may be amended and supplemented) for (i) the Miami-Dade County, Florida Subordinate Special Obligation and Refunding Bonds, Series 1997A; (ii) the Miami-Dade County, Florida Subordinate Special Obligation Bonds, Series 1997B, Series 1997C, Series 2005A, Series 2005B and Series 2009; and (iii) any bonds issued to refund any portion of each such Series of bonds;

(vi) payment of any Hedge Obligations (as such term is defined in County Ordinance No. 97-210), including any extension of their maturities;

(vii) payment to the City pursuant to Section II.A.2. of this Agreement;

(viii) payments to the City of Miami pursuant to the Interlocal Cooperation Agreement between the County and the City of Miami, dated as of July 1, 2009, as amended by the



First Amendment to the Interlocal Cooperation Agreement, dated October 22, 2012;

(ix) payments to Basketball Properties, Ltd. or its successors and assigns, pursuant to the Arena Agreements of the Naming Rights Payments, the Shortfall Naming Rights Payment, if any, the funding and replenishment of the Reserve, and any Shortfall payments plus accrued interest, if any, on such payments (as such capitalized terms are defined in the Arena Agreements); and

(x) amounts retained by the County to fund other subordinate contractual commitments and ongoing disbursements to eligible activities not to exceed the annual amounts set forth below for the County's fiscal years ending September 30:

FY 2030	\$35,836,110
FY 2031	\$30,164,613
FY 2032	\$30,347,578
FY 2033	\$30,535,117
FY 2034	\$30,727,345
FY 2035	\$30,924,379
FY 2036	\$31,126,339
FY 2037	\$31,333,347
FY 2038	\$31,545,531
FY 2039	\$31,763,019
FY 2040	\$31,985,944
FY 2041	\$32,214,443
FY 2042	\$32,448,654
FY 2043	\$32,688,720
FY 2044	\$32,934,788

FY 2045	\$33,187,008
FY 2046	\$33,445,533
FY 2047	\$33,710,522
FY 2048	\$33,982,135

(xi) marquee event grant payments to South Florida Stadium LLC and its successors and assigns pursuant to Marquee Event Performance Based Grant Agreement between the County and South Florida Stadium LLC (and joined by the Miami Dolphins, LTD solely with respect to the County's right to terminate upon the relocation of the team), dated July 2, 2014;

(xii) \$5,000,000 retained by the County for contractual commitments and ongoing disbursements to eligible activities;

(xiii) payments to the Agency as set forth in Section II.A.3. of this Agreement;  
and

(xiv) payments to the City pursuant to Section II.A.4. of this Agreement when and if due and owing.

For purposes of this Agreement, "Arena Agreements" shall mean the various agreements by and among the County, Basketball Properties, Ltd., Miami Heat Limited Partnership, as the case may be, or their successors and assigns with respect to the downtown Miami arena where the Miami Heat play, currently known as the American Airlines Arena. Notwithstanding and prevailing over anything to the contrary contained in this Agreement, the parties hereby acknowledge and agree that, to the extent there is a conflict with the provisions of County Ordinance No. 97-210, as amended as of the Effective Date, the provisions of Ordinance No. 97-210 shall supersede the provisions of this Agreement.

Notwithstanding and prevailing over any contrary provision or implication of this Agreement, any and all duties, liabilities and obligations of the County under this Agreement with

respect to the County's obligation to make payments to the City from the Two Thirds Portion of the CDT Receipts during any fiscal year of the County shall be required to be paid or performed by the County only to the extent that the Two Thirds Portion of the CDT Receipts are sufficient during such fiscal year, and no duties, liabilities, or obligations of the County payable solely from the Two Thirds Portion of the CDT Receipts shall be required to be satisfied from the County's General Fund or any other funds, revenues or reserves of the County.

**B. Tax Collector**

All collections of the Two Thirds Portion shall be collected by the County's Tax Collector pursuant to Article VI of Chapter 29 of the Miami-Dade County Code, as amended, and paid to the County for disbursement by the County in the manner required by this Agreement.

**III. CITY RESPONSIBILITIES AND OBLIGATIONS**

**A. CONVENTION DEVELOPMENT TAX FUNDS**

1. The City shall use reasonable efforts to maximize its revenues and minimize its expenses in accordance with generally-accepted industry practices and shall operate the Convention Center in a cost efficient manner so as to minimize the operating cash deficit consistent with the maintenance of the quality of the Convention Center.

2. The City agrees that the County has the authority to use, at the sole discretion of the County, any CDT receipts based on the Current CDT Rate, not expressly allocated to Miami Beach as described in this Agreement, for projects eligible under Section 212.0305(4)(b)2.c. and d., Florida Statutes, as the same may be amended.

**B. AUDIT REQUIREMENTS**

1. For so long as the City provides for an independent financial audit and report of all related accounts, books and records, including supporting documentation related to this Agreement and/or the Convention Center for each fiscal year of the City, which is October 1

to September 30, the City shall provide a copy of the audit and report to the County on an annual basis. The County shall have the right, without limitation, but not the obligation, to separately audit all accounts, books and records, and the supporting documentation related to this Agreement, including, but not limited to, supporting documentation related to the Convention Center. Such auditor may be engaged to investigate, inspect and review the operations and activities of the City in connection with this Agreement. The County shall be responsible for the cost of any separate audits performed at its request. The City shall use its best efforts in assisting the auditor in its duties.

2. Nothing in this Agreement shall impair the County's existing rights to audit or to investigate past and future acts. Any rights that the County has under this section III.B. shall not be the basis for any liability to the County either from the City or third parties for such investigation or for the failure to have conducted such investigation.

3. Pursuant to Miami-Dade County Administrative Order 3-20, the County has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the County deems it appropriate to do so. Upon written notice from the County, the Agency shall make available to the IPSIG retained by the County, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The County shall be responsible for the payment of these IPSIG services, and under no circumstance shall the Agency incur any charges relating to these IPSIG services. The terms of this provision herein, apply to the Agency, its officers, agents, employees, Subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the County to conduct an audit or investigate the operations, activities and performance of the Agency in connection with this Agreement. The terms of this Article shall not impose any liability on the County by the Agency or any third party.

According to Section 2-1076 of the Code of Miami-Dade County, as amended by Ordinance No. 99-63, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all County agreements, throughout the duration of said agreements, except as otherwise provided below.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all County agreements including, but not limited to, those agreements specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed County and Agency contracts, transactions, accounts, records, agreements and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to a contract. The Inspector General is empowered to retain the services of independent private sector inspectors general (IPSIG) to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the Agency, its officers, agents and employees, lobbyists, County staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the Agency from the Inspector General or IPSIG retained by the Inspector General, the Agency shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the Agency's possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of

the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful Subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

#### **IV. COUNTY OBLIGATIONS AND RESPONSIBILITIES**

##### **A. CONVENTION DEVELOPMENT TAX**

1. The City shall have the right, but not the obligation, to separately audit all accounts, books and records, and the supporting documentation related to the Convention Development Tax during the term of this Agreement. Such auditor may be engaged to investigate, inspect and review the operations, and activities of the County in connection with this Agreement. The City shall be responsible for the cost of any separate audits performed at its request. The County shall use its best efforts in assisting the auditor in its duties.
2. The County shall remit to the City the payments required by Articles II.A. and V.A., respectively, of this Agreement.
3. The County shall provide a copy of its comprehensive annual financial report for each Fiscal Year to the City for the duration of this Amendment and for one Fiscal Year thereafter and an annual certified CDT Receipt schedule. Notwithstanding such report, the City shall have, at its own expense, the right to audit CDT Receipts, subject to Section 213.053, Florida Statutes, or any other provision of law related to confidentiality and information sharing.
4. Nothing herein contained shall prevent the City from applying to the County for additional CDT funding for projects within the City. In such case, the County shall evaluate

such request.

## V. MUTUAL OBLIGATIONS AND RESPONSIBILITIES

### A. ANNUAL PAYMENT

1. On January 1, 2016, the County shall remit to the City an annual amount equal to twenty percent (20%) of the difference between (a) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2015-16, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (b) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

2. On January 1, 2017, the County shall remit to the City an annual amount equal to forty-five percent (45%) of the difference between (a) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2016-17, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (b) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

3. On January 1, 2018, the County shall remit to the City an annual amount equal to: (a) fifty percent (50%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2017-18, exclusive of any amount from any

debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976; plus (b) twenty-five percent (25%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2014-15, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976; plus (c) twenty percent (20%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2014-15, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

4. On January 1, 2019, the County shall remit to the City an annual amount equal to:

(a) fifty percent (50%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2018-19, exclusive of any amount from any



debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976; plus (b) twenty-five percent (25%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2015-16, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

5. On January 1, 2020, the County shall remit to the City an annual amount equal to fifty percent (50%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2019-20, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

6. On January 1, 2021, the County shall remit to the City an annual amount equal to:  
(a) fifty percent (50%) of the difference between (i) the amount of general Countywide operating

ad valorem taxes levied by the County for fiscal year 2014-15, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976; plus (b) fifty percent (50%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2016-17, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

7. On January 1, 2022, the County shall remit to the City an annual amount equal to fifty percent (50%) of the difference between (i) the amount of general Countywide operating ad valorem taxes levied by the County for fiscal year 2015-16, exclusive of any amount from any debt service millage, on the assessed value of the taxable real property contained within the geographic boundaries specifically described in Exhibit A to this Agreement and (ii) the amount of general Countywide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied by the County such year, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the geographic area specifically described in Exhibit A for the tax year 1976.

8. It is understood and agreed that the amounts payable by the County under

subsection V.A.1. through and including 7., above, shall be paid solely from non-ad valorem revenues of the County, and the obligation of the County to make such payments shall not create any debt, liability, obligation, or pledge of the taxing power, on the part of the County that would require said payments to be subject to referendum.

9. The provisions of this Section V.A. shall survive the early termination of this Agreement, regardless of the reason for such termination.

#### **B. CITY CENTER**

1. The County and City agree that all tax increment revenue in the City Center RDA, for the life of the City Center RDA, shall be used as set forth in the CRA Interlocal.

2. The City and County have amended the City Center/Historic Convention Village Redevelopment and Revitalization Area Plan to include the Convention Center Project (as defined in the CRA Interlocal), in accordance with Section 163.361, Florida Statutes, and any other applicable provisions of Florida law.

3. The County has approved and the City shall issue the 2015 Bonds (as defined in the CRA Interlocal) for the City Center RDA in an aggregate principal amount not to exceed \$430,000,000, all as set forth in the CRA Interlocal and Resolution No. R.-\_\_\_\_\_-\_\_\_\_\_- adopted by the Board on \_\_\_\_\_, 2014.

#### **C. PRIOR INTERLOCAL AGREEMENTS**

This Agreement (i) supersedes the Interlocal Agreement dated as of November 1, 1983, as supplemented and amended, between the County and the City, the Interlocal Agreement dated as of October 12, 1987, between the County and the City, and any other agreements and resolutions between the County and the City regarding the Two Thirds Portion; and (ii) amends

and restates in its entirety the 1996 Interlocal Cooperation Agreement, as amended. All provisions of the 1996 Interlocal, Amendment One, Addendum to Amendment One and Amendment Two not incorporated in this Agreement, have no force or effect and are not binding in any way on the County or the City.

#### **VI. TERMINATION PROVISIONS**

The City and the County shall be relieved of any further obligations under this Agreement on the Termination Date. "Termination Date" shall mean September 30, 2048.

#### **VII. ENTIRE AGREEMENT**

This Agreement constitutes the sole and only agreement of the Parties with respect to the Two Thirds Portion of the CDT Receipts and correctly sets forth the rights, duties, and obligations of each to the other as of its date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect.

#### **VIII. AMENDMENTS**

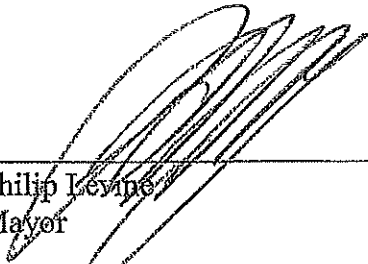
No amendments to this Agreement shall be binding on either party unless in writing and signed by both parties.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties have executed this Amended and Restated Interlocal Cooperation Agreement as of the date first written above.

CITY OF MIAMI BEACH

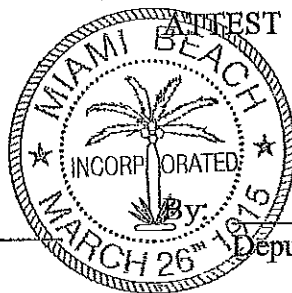
MIAMI-DADE COUNTY

By:   
Philip Levine  
Mayor

By: \_\_\_\_\_  
Carlos A. Gimenez  
Mayor

ATTEST

By:   
City Clerk



By: \_\_\_\_\_  
Deputy Clerk

Approved for form and legal sufficiency

Approved for form and legal sufficiency

By:   
City Attorney **RAP**

By: \_\_\_\_\_  
Assistant County Attorney

## BOUNDARY DESCRIPTION

The South Beach Redevelopment Project Area, hereinafter called the "project area", is delineated on the Project Boundary and Land Use Plan Map designated as Exhibit A, and is more particularly described as follows:

All that real property in the City of Miami Beach, County of Dade, State of Florida, within the following-described boundaries:

Beginning at the Northwesterly corner of LOT 2, BLOCK 1, FLEETWOOD SUBDIVISION according to THE AMENDED PLAT thereof as recorded in Plat Book 28, Page 34 of the Public Records of Dade County, Florida:

Thence run Easterly along the Northerly line of said LOT 2 for a distance of 150.7 feet more or less to a point, said point being the Northeastly corner of said LOT 2;

Thence continue along above mentioned course for a distance of 50 feet more or less, across West Avenue, to the intersection with Westerly line of BLOCK 2, FLEETWOOD SUBDIVISION, according to the AMENDED PLAT thereof as recorded in Plat Book 28, Page 34 of the Public Records of Dade County, Florida;

Thence run Southerly along the Westerly line of said BLOCK 2 for a distance of 160.3 feet more or less to a point, said point being a Point of Curvature (P.C.) of a circular curve concave to the Northerly and having for its elements a radius of 15 feet and a central angle of 90°;

Thence run along said circular curve an arc distance of 23.6 feet more or less to the Point of Tangency (P.T.);

Thence Easterly along the Northerly line of Sixth Street for a distance of 2679.4 feet more or less to the Point of Intersection with the Easterly line of Washington Avenue;

Thence run Southeastly along said Easterly line of Washington Avenue for a distance of 164.3 feet more or less to the point of Intersection with the Northerly line of a 20 foot alley known presently as Sixth Street;

Thence run Easterly along the Northerly line of said Sixth Street for a distance of 713.7 feet more or less to the Point of Intersection with the Easterly line of Ocean Drive;

Thence continue along above described course (Northerly line of Sixth Street projected Easterly) for a distance of 1400 feet more or less to a point;

Thence run Southwesterly along the line parallel to and 1680 feet

more or less Easterly of the East line of Collins Avenue for a distance of 2800 feet more or less to a point;

Thence run Southwesterly at an angle of 90° with the previous course at a distance of 660 feet more or less to a point;

Thence run Southwesterly at an angle of 90° with the previous course a distance of 2100 feet more or less to a point;

Thence run Westerly along the line parallel to and 300 feet more or less South of the Northern limits of Government Cut for a distance of 3900 feet more or less to a point;

Thence run Northwesterly along the line parallel to and 620 feet more or less Southwest of existing bulkhead line (M.H.W. Line) for a distance of 1000 feet more or less to a point;

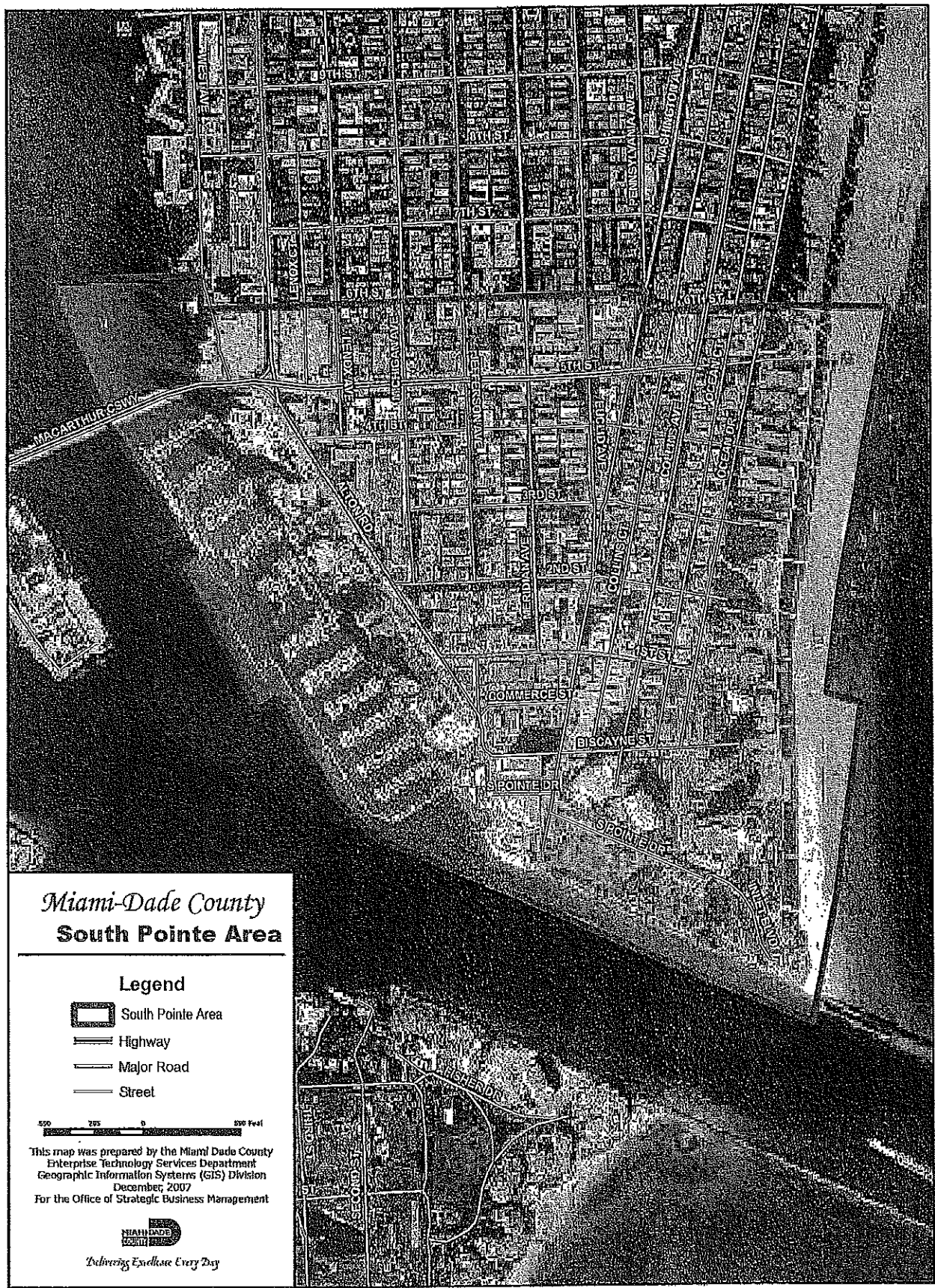
Thence run Southwesterly at an angle of 90° with the previous course a distance of 95 feet more or less to a point;

Thence run Northwesterly at an angle of 90° with the previous course a distance of 500 feet more or less to a point;

Thence run Northeasterly at an angle of 90° with the previous course for a distance of 95 feet more or less to a point;





Thence run Northwesterly along the line parallel to and 620 feet more or less Southwest of existing bulkhead line (M.H.W. Line) for a distance of 2500 feet more or less to a point;

Thence Easterly along the line parallel to and 175 feet more or less North of the North line of Sixth Street produced Westerly for a distance of 930 feet more or less to the Point of Beginning.



*Miami-Dade County*  
**South Pointe Area**

**Legend**

-  South Pointe Area
-  Highway
-  Major Road
-  Street

500 250 0 500 Feet

This map was prepared by the Miami Dade County  
 Enterprise Technology Services Department  
 Geographic Information Systems (GIS) Division  
 December, 2007  
 For the Office of Strategic Business Management



*Delivering Excellence Every Day*



**EXHIBIT D**  
**AGENCY PROJECTS**

City of Miami Beach  
Redevelopment Agency  
List of Ancillary Projects

**Bass Museum Interior Space Expansion:** Renovation of Bass Museum interior to increase programmable space by 47%

Estimated Cost: \$3,750,000

**Convention Center Lincoln Rd Connectors & 17th St N. Improvement Penn Ave to Wash:** Enhance the pedestrian experience from the Convention Center complex to Lincoln Road along Drexel Avenue, Pennsylvania Avenue and Meridian Avenue. Work to consist of new lighting, sidewalk reconstruction, street furnishings, landscaping, healthy tree fertilization systems, road reconstruction, cross walk enhancements. Improvements to 17th Street from Pennsylvania Avenue to Washington Avenue will consist of landscaping, irrigation, pedestrian lighting and sidewalk replacement.

Estimated Cost: \$12,000,000

**Lincoln Rd / Washington Ave to Lenox Ave:** Refurbishment of Lincoln Road pedestrian mall from Washington Avenue to Lenox Avenue. Work to consist of new lighting, refurbishing pedestrian surfaces, street furnishings, healthy tree fertilization systems, milling and resurfacing pavement surfaces and cross walk enhancements.

Estimated Cost: \$20,000,000

**EXHIBIT E**

**CITY OF MIAMI BEACH RESOLUTIONS**

**MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY  
RESOLUTIONS**

RESOLUTION NO. 607-2014

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, RECOMMENDING APPROVAL BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTION 163.361(2), FLORIDA STATUTES, AMENDMENTS TO THE MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA (CITY CENTER RDA) PLAN, AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES (THE PLAN); SAID AMENDMENTS: (A) INCORPORATING THE CITY'S PROPOSED CONVENTION CENTER RENOVATION AND EXPANSION PROJECT; AND (B) PROVIDING FOR AN EXTENSION OF THE CITY CENTER RDA AT A NINETY FIVE PERCENT (95%) TAX INCREMENT UNTIL THE EARLIER OF MARCH 31, 2044, OR THE DATE AGENCY INDEBTEDNESS IS NO LONGER OUTSTANDING; FURTHER APPROVING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE A THIRD AMENDMENT, BY AND AMONG MIAMI-DADE COUNTY (COUNTY), THE CITY, AND THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), TO THE NOVEMBER 16, 1993 INTERLOCAL COOPERATION AGREEMENT, AS AMENDED (THE INTERLOCAL AGREEMENT), RELATED TO THE CITY CENTER RDA AND BY WHICH THE COUNTY ORIGINALLY DELEGATED TO THE CITY CERTAIN REDEVELOPMENT POWERS CONFERRED TO THE COUNTY UNDER PART III, CHAPTER 163, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT AGREEMENT ACT OF 1969 OR THE ACT); AND WHICH AMENDMENT, AMONG OTHER TERMS, EXTENDS THE TERM OF THE CITY CENTER RDA, AS PROVIDED IN THE AFORESTATED PLAN AMENDMENT, AND ADDS AN ADDITIONAL MEMBER TO THE GOVERNING BOARD OF THE AGENCY, WHO SHALL BE THE MIAMI-DADE COUNTY COMMISSIONER OF COUNTY COMMISSION DISTRICT 5, PURSUANT TO SECTION 163.357(d) OF THE FLORIDA STATUTES.

WHEREAS, the City of Miami Beach, Florida ("City") adopted Resolution No. 93-20721 on February 12, 1993, and Miami-Dade County (the "County") adopted Resolution No. R-317-93 on March 30, 1993, approving the City Center/Historic Convention Village Redevelopment and Revitalization Plan (the "Plan") for the project area commonly called "City Center/Historic Convention Village Redevelopment and Revitalization Area" (the "City Center RDA" or the "Redevelopment Area"); and

WHEREAS, the City enacted Ordinance No. 93-2836 on February 24, 1993, and the County enacted Ordinance No. 93-28 on April 27, 1993, creating a trust fund ("Fund") to fund improvements in the Redevelopment Area; and

WHEREAS, the County and the City also approved and entered into an Interlocal Cooperation Agreement ("Interlocal Agreement"), executed on November 16, 1993, by which the County delegated to the City certain redevelopment powers granted by Part III of Chapter 163, Florida Statutes including, but not limited to, the implementation of the Plan; and

**WHEREAS**, the Mayor and the City Commission adopted Resolution No. 2014-28644 on June 27, 2014, approving a proposed Memorandum of Intent ("MOI"), the terms of which were also endorsed by the County Mayor; and

**WHEREAS**, subject to approval of final agreements by the City Commission and the Miami-Dade County Board of County Commissioners, the terms of the MOI memorialized the City and County's commitment to amend the Plan; amend the Interlocal Agreement to, among other things, permit the Miami Beach Redevelopment Agency (the "Agency" or "RDA") to issue bonds and extend the life of the City Center RDA; and to provide for an ongoing adequate operating and maintenance subsidy for the Miami Beach Convention Center, in addition to the existing \$4.5 million per year that the City currently receives from Convention Development Taxes; and

**WHEREAS**, the Agency recommends the proposed Plan amendment, attached and incorporated as Exhibit "A" hereto, to (1) incorporate the Miami Beach Convention Center Renovation and Expansion Project (the "Project"); (2) incorporate the financing of the Project, including the funding of operating and maintenance costs therefor; and (3) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding; and

**WHEREAS**, the Agency finds that with respect to the Plan amendments:

- (i) a feasible method continues to exist for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families, as the amendments do not contemplate displacement of residents;
- (ii) the Plan continues to conform to the general plan of the County and the City as a whole;
- (iii) the Plan continues to give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan;
- (iv) the Plan will continue to afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

**WHEREAS**, the Agency further recommends the execution of the Third Amendment to the Interlocal Agreement, attached and incorporated as Exhibit "B" hereto, to, in pertinent part:

- (i) authorize the Agency to issue bonds and incur debt, in an aggregate principal amount not to exceed \$430,000,000.00, secured by tax increment revenues of the Agency to, among other purposes, fund a portion of the Project;
- (ii) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding;

- (iii) provide an exemption for The Children's Trust, an independent special taxing district, from the requirements of Section 163.387(2)(a) of the Florida Statutes, with respect to the pledging of annual tax increment revenues attributable to The Children's Trust, commencing on the earlier of (i) the date the Agency's bonds outstanding as of November 1, 2014 are no longer outstanding, or (ii) March 31, 2023;
- (iv) add an additional member to the governing board of the RDA, who shall be the Miami-Dade County Commissioner of County Commission District 5, pursuant to Section 163.357(d) of the Florida Statutes, and who shall be vested with the same rights, duties and obligations as any other Agency commissioner; and

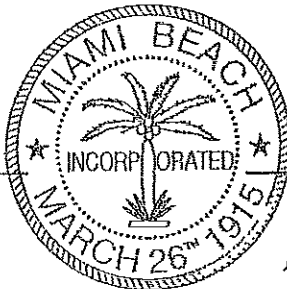
**WHEREAS**, upon approval by the Agency and the City, respectively, the Plan amendment and the Third Amendment to the Interlocal Agreement will be transmitted to the County, for consideration and approval by the Board of County Commissioners.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY**, that the Chairman and Members recommend approval by the Mayor and City Commission, of amendments to the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area (City Center RDA) Plan, an approved Redevelopment Plan under the provisions of Section 163.360, Florida Statutes (the Plan); said amendments: (a) incorporating the City's proposed Convention Center Renovation And Expansion Project; and (b) providing for an extension of the City Center RDA at a ninety five percent (95%) tax increment until the earlier of March 31, 2044, or the date Agency indebtedness is no longer outstanding; further approve and authorize the Chairman and Secretary to execute a Third Amendment, by and among Miami-Dade County (County), the City, and the Miami Beach Redevelopment Agency (RDA), to the November 16, 1993 Interlocal Cooperation Agreement, as amended (the Interlocal Agreement), said Third Amendment attached and incorporated as Exhibit "B" to this Resolution.

PASSED and ADOPTED this 19 day of November, 2014.

ATTEST:

  
Rafael E. Granado, Secretary



  
Philip Levine, Chairperson

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, RAFAEL E. GRANADO, City Clerk of City of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.

WITNESS my hand and the seal of said City this 19 day of November A.D., 2014

RAFAEL E. GRANADO  
City Clerk of the City of Miami Beach, Florida 122

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney

10/21/14  
Date

RESOLUTION NO. 2014-28835

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTION 163.361(2), FLORIDA STATUTES, AMENDMENTS TO THE MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA (CITY CENTER RDA) PLAN, AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES (THE PLAN); SAID AMENDMENTS: (A) INCORPORATING THE CITY'S PROPOSED CONVENTION CENTER RENOVATION AND EXPANSION PROJECT; AND (B) PROVIDING FOR AN EXTENSION OF THE CITY CENTER RDA AT A NINETY FIVE PERCENT (95%) TAX INCREMENT UNTIL THE EARLIER OF MARCH 31, 2044, OR THE DATE AGENCY INDEBTEDNESS IS NO LONGER OUTSTANDING; FURTHER APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A THIRD AMENDMENT, BY AND AMONG MIAMI-DADE COUNTY (COUNTY), THE CITY, AND THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), TO THE NOVEMBER 16, 1993 INTERLOCAL COOPERATION AGREEMENT, AS AMENDED (THE INTERLOCAL AGREEMENT), RELATED TO THE CITY CENTER RDA AND BY WHICH THE COUNTY ORIGINALLY DELEGATED TO THE CITY CERTAIN REDEVELOPMENT POWERS CONFERRED TO THE COUNTY UNDER PART III, CHAPTER 163, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT AGREEMENT ACT OF 1969 OR THE ACT); AND WHICH AMENDMENT, AMONG OTHER TERMS, EXTENDS THE TERM OF THE CITY CENTER RDA, AS PROVIDED IN THE AFORESTATED PLAN AMENDMENT, AND ADDS AN ADDITIONAL MEMBER TO THE GOVERNING BOARD OF THE AGENCY, WHO SHALL BE THE MIAMI-DADE COUNTY COMMISSIONER OF COUNTY COMMISSION DISTRICT 5, PURSUANT TO SECTION 163.357(d) OF THE FLORIDA STATUTES.

WHEREAS, the City of Miami Beach, Florida ("City") adopted Resolution No. 93-20721 on February 12, 1993, and Miami-Dade County (the "County") adopted Resolution No. R-317-93 on March 30, 1993, approving the City Center/Historic Convention Village Redevelopment and Revitalization Plan (the "Plan") for the project area commonly called "City Center/Historic Convention Village Redevelopment and Revitalization Area" (the "City Center RDA" or the "Redevelopment Area"); and

WHEREAS, the City enacted Ordinance No. 93-2836 on February 24, 1993, and the County enacted Ordinance No. 93-28 on April 27, 1993, creating a trust fund ("Fund") to fund improvements in the Redevelopment Area; and

WHEREAS, the County and the City also approved and entered into an Interlocal Cooperation Agreement ("Interlocal Agreement"), executed on November 16, 1993, by which the County delegated to the City certain redevelopment powers granted by Part III of Chapter 163, Florida Statutes including, but not limited to, the implementation of the Plan; and

**WHEREAS**, the Mayor and the City Commission adopted Resolution No. 2014-28644 on June 27, 2014, approving a proposed Memorandum of Intent ("MOI"), the terms of which were also endorsed by the County Mayor; and

**WHEREAS**, subject to approval of final agreements by the City Commission and the Miami-Dade County Board of County Commissioners, the terms of the MOI memorialized the City and County's commitment to amend the Plan; amend the Interlocal Agreement to, among other things, permit the Miami Beach Redevelopment Agency (the "Agency" or "RDA") to issue bonds and extend the life of the City Center RDA; and to provide for an ongoing adequate operating and maintenance subsidy for the Miami Beach Convention Center, in addition to the existing \$4.5 million per year that the City currently receives from Convention Development Taxes; and

**WHEREAS**, the Agency recommends the proposed Plan amendment, attached and incorporated as Exhibit "A" hereto, to (1) incorporate the Miami Beach Convention Center Renovation and Expansion Project (the "Project"); (2) incorporate the financing of the Project, including the funding of operating and maintenance costs therefor; and (3) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding; and

**WHEREAS**, the Agency finds that with respect to the Plan amendments:

- (i) a feasible method continues to exist for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families, as the amendments do not contemplate displacement of residents;
- (ii) the Plan continues to conform to the general plan of the County and the City as a whole;
- (iii) the Plan continues to give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan;
- (iv) the Plan will continue to afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

**WHEREAS**, the Agency further recommends the execution of the Third Amendment to the Interlocal Agreement, attached and incorporated as Exhibit "B" hereto, to, in pertinent part:

- (i) authorize the Agency to issue bonds and incur debt, in an aggregate principal amount not to exceed \$430,000,000.00, secured by tax increment revenues of the Agency to, among other purposes, fund a portion of the Project;
- (ii) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding;
- (iii) provide an exemption for The Children's Trust, an independent special taxing district, from the requirements of Section 163.387(2)(a) of the Florida Statutes, with respect



to the pledging of annual tax increment revenues attributable to The Children's Trust, commencing on the earlier of (i) the date the Agency's bonds outstanding as of November 1, 2014 are no longer outstanding, or (ii) March 31, 2023;

(iv) add an additional member to the governing board of the RDA, who shall be the Miami-Dade County Commissioner of County Commission District 5, pursuant to Section 163.357(d) of the Florida Statutes, and who shall be vested with the same rights, duties and obligations as any other Agency commissioner; and

WHEREAS, upon approval by the Agency and the City, respectively, the Plan amendment and the Third Amendment to the Interlocal Agreement will be transmitted to the County, for consideration and approval by the Board of County Commissioners.

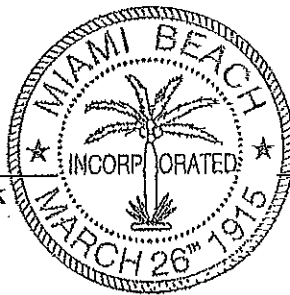
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission approve the amendments to the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area (City Center RDA) Plan, an approved Redevelopment Plan under the provisions of Section 163.360, Florida Statutes (the Plan); said amendments, attached and incorporated as Exhibit "A" hereto: (a) incorporating the City's proposed Convention Center Renovation And Expansion Project; and (b) providing for an extension of the City Center RDA at a ninety five percent (95%) tax increment until the earlier of March 31, 2044, or the date Agency indebtedness is no longer outstanding; further approve and authorize the Mayor and City Clerk to execute a Third Amendment, by and among Miami-Dade County (County), the City, and the Miami Beach Redevelopment Agency (RDA), to the November 16, 1993 Interlocal Cooperation Agreement, as amended (the Interlocal Agreement), said Third Amendment attached and incorporated as Exhibit "B" to this Resolution.

PASSED and ADOPTED this 19 day of November, 2014.

ATTEST:

*[Handwritten signature of Rafael E. Granado]*

Rafael E. Granado, City Clerk



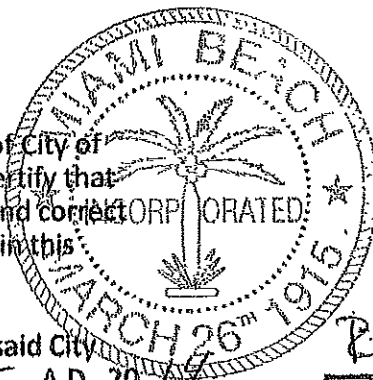
*[Handwritten signature of Philip Levine]*

Philip Levine, Mayor

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STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, RAFAEL E. GRANADO, City Clerk of City of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

*[Handwritten signature of Paul Owens]*  
City Attorney

11/19/14  
Date

WITNESS my hand and the seal of said City this 19 day of November A.D., 2014.

RAFAEL E. GRANADO  
City Clerk of the City of Miami Beach, Florida

RESOLUTION NO. 2014-28836

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT, AMENDING AND RESTATING IN ITS ENTIRETY THE 1996 INTERLOCAL COOPERATION (COUNTY) AND THE CITY, AS AMENDED (COLLECTIVELY, THE 1996 INTERLOCAL), REGARDING THE USE AND DISPOSITION OF THE TWO/THIRDS PORTION OF THE CONVENTION DEVELOPMENT TAX.**

**WHEREAS**, the County and the City previously entered into certain interlocal agreements, including the 1996 Interlocal Cooperation Agreement, dated June 21, 1996, between the County and the City, as amended by Amendment One to the Interlocal Cooperation Agreement, dated April 24, 2001 ("Amendment One"), the First Addendum to Amendment One, dated May 22, 2001 (the "Addendum to Amendment One"), and the Second Amendment to the Interlocal Cooperation Agreement, dated March 23, 2004 ("Amendment Two") (collectively, the "1996 Interlocal"), regarding the use and disposition of the two thirds (2/3) portion ("Two Thirds Portion") of the tax imposed by the County on the exercise within its boundaries of the taxable privilege of leasing or letting transient rental accommodations at the rate of three percent (3%) of the total consideration charged for such accommodations, authorized pursuant to Section 212.0305(4)(b), Florida Statutes, and imposed pursuant to the County Code and Ordinances ("Convention Development Tax" or "CDT"); and

**WHEREAS**, the City and the County now wish to enter into an Amended and Restated Interlocal Cooperation Agreement, which would supersede and replace the 1996 Interlocal; and

**WHEREAS**, the Amended and Restated Interlocal Cooperation Agreement, attached and incorporated as Exhibit "A" hereto, provides, in pertinent part, for:

(i) payments from the County to the City of certain funds for capital projects within the City Center/Historic Convention Village Redevelopment and Revitalization Area (the "City Center RDA"), as well as for other CDT and resort tax eligible projects, as determined by the City;

(ii) payments from the County to the City relating to the former South Pointe Redevelopment Agency (South Pointe RDA) geographic area;

(iii) the deferral of certain payments due from the County in Fiscal Year 2014/15 and Fiscal Year 2015/16;

(iv) the continued payment from the County of an annual operating and maintenance subsidy for the Miami Beach Convention Center in the amount of \$4.5 million; and


(v) up to \$1.5 million per year toward eligible CDT projects to incentivize the development of a new Convention Center headquarters hotel at or near the Convention Center, payable once the new hotel is built and is generating new bed taxes; and

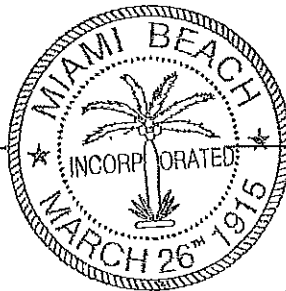
**WHEREAS**, upon the City's approval of this Amended And Restated Interlocal Cooperation Agreement, the Agreement will be transmitted to the County, for consideration and approval by the Board of County Commissioners.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve and authorize the Mayor and City Clerk to execute an Amended And Restated Interlocal Cooperation Agreement, attached hereto as Exhibit "A," amending and restating in its entirety the 1996 Interlocal Cooperation Agreement, dated June 21, 1996, between Miami-Dade County (County) and the City, as amended (collectively, the 1996 Interlocal), regarding the use and disposition of the Two/Thirds Portion of the Convention Development Tax.

PASSED and ADOPTED this 19 day of November, 2014.

ATTEST:

  
Rafael E. Granado, City Clerk



  
Phillip Levine, Mayor

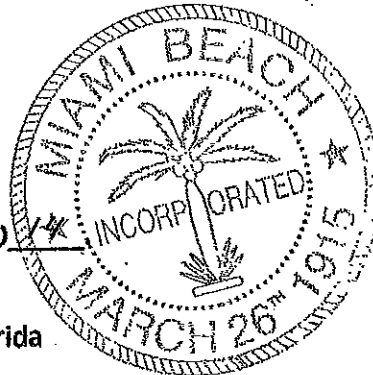
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STATE OF FLORIDA  
COUNTY OF MIAMI-DADE


I, RAFAEL E. GRANADO, City Clerk of City of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.

WITNESS my hand and the seal of said City this 19 day of November A.D., 2014

RAFAEL E. GRANADO  
City Clerk of the City of Miami Beach, Florida



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney

10-21-14  
Date